

RDA DEVELOPMENT ACTIVITY REPORT

July 2007

Prepared for the:

**CITY OF LAS VEGAS
OFFICE OF BUSINESS DEVELOPMENT
REDEVELOPMENT AGENCY**

Prepared by:



www.rcg1.com

CONTACT INFORMATION

This analysis was prepared by the Restrepo Consulting Group, LLC (“RCG”), a Las Vegas-based real estate and regional economics firm, and was commissioned by the City of Las Vegas Office of Business Development (“OBD”).

John Restrepo, Principal, oversaw all aspects of the analysis of this report, **Martin Boyett**, Project Manager, coordinated and participated in data collection and analysis, and oversaw production of the final report. **Abi Macfoy**, **Maria Guideng**, **Jennifer Joyner** and **Charles Barr**, analysts and researchers, participated in data collection and analysis. RCG would like to thank the management and staff of OBD for their assistance in the development of this report. Follow-up questions should be directed to John Restrepo (jrestrepo@rcg1.com) or Martin Boyett (mboyett@rcg1.com) at:

Restrepo Consulting Group, LLC
3960 Howard Hughes Parkway, Suite 130
Las Vegas, Nevada 89169
(702) 967-3188 (office)
(702)967-3196 (fax)
www.rcg1.com

SOURCES

Information, compiled by RCG, contained in this report, or utilized in the formation of the analyses herein was obtained from sources considered reliable and believed to be true and correct. However, no representation, liability or warranty for the accuracy of such items is assumed. Third party data sources include, but are not limited to: The various Las Vegas Valley political jurisdictions, the State of Nevada, the U.S. Census Bureau and Bureau of Labor Statistics, the Las Vegas Convention and Visitors Authority, the UNLV Center for Business and Economic Research, Home Builders Research, Inc., Hanley Wood Market Intelligence and the Greater Las Vegas Association of Realtors.

TABLE OF CONTENTS

	PAGE
I. THE RDA HIGH-RISE MARKETPLACE	1
A. MARKET FORCES DRIVING RESIDENTIAL DEVELOPMENT IN THE RDA	1
B. SYNERGIES BETWEEN RESIDENTIAL, COMMERCIAL AND GAMING DEVELOPMENT & ACTIVITY	2
II. SUMMARY OF MID- AND HIGH-RISE PROJECTS.....	5
A. ACTIVELY SELLING DEVELOPMENTS: UNDER CONSTRUCTION OR RECENTLY COMPLETED	5
B. FUTURE RDA RESIDENTIAL DEVELOPMENT ACTIVITY	6
C. FEATURES AND AMENITIES	9
III. SUMMARY OF RDA RESIDENTIAL DEVELOPMENT MARKET IMPACTS	11
A. OVERVIEW	11
B. SPECIFIC SPENDING & ESTIMATED VALUES.....	11
IV. SUMMARIZED TIMELINE OF REDEVELOPMENT AGENCY ACTIVITIES.....	13

LIST OF TABLES

TABLE 1: RDA MID- AND HIGH-RISES SCENARIOS, 2007–2012	7
TABLE 2: RDA MID- AND HIGH-RISE DEMAND ANALYSIS: PROBABLE SCENARIO, 2007–2012	9
TABLE 3: ACTIVELY SELLING PROJECTS- RDA, YEAR-END 2006	22
TABLE 4: PLANNED PROJECTS- RDA, CITY OF LAS VEGAS, YEAR-END 2006	23
TABLE 5A: CITY OF LAS VEGAS RETAIL, OFFICE AND INDUSTRIAL “FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006	28
TABLE 5B: CITY OF LAS VEGAS RDA RETAIL, OFFICE AND INDUSTRIAL “FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006	28
TABLE 5C: LAS VEGAS VALLEY RETAIL, OFFICE AND INDUSTRIAL “FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006	28
TABLE 6: VISITATION STATISTICS	51

LIST OF EXHIBITS

	PAGE
MAP 1: CITY OF LAS VEGAS REDEVELOPMENT AREA (“RDA”)	21
EXHIBIT 1: CITY OF LAS VEGAS EMPLOYMENT BY MAJOR INDUSTRIAL CLASSIFICATION, YEAR-END 2006	29
EXHIBIT 2: “FOR-LEASE” ANCHORED RETAIL VACANCY RATE – LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 – Q4, 2006	30
EXHIBIT 3: “FOR-LEASE” OFFICE VACANCY RATE - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	31
EXHIBIT 4: “FOR-LEASE” INDUSTRIAL VACANCY RATE - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	32
EXHIBIT 5: “FOR-LEASE” ANCHORED RETAIL MONTHLY RENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	33
EXHIBIT 6: “FOR-LEASE” OFFICE MONTHLY RENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	34
EXHIBIT 7: “FOR-LEASE” INDUSTRIAL MONTHLY RENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	35

LIST OF EXHIBITS (CONTINUED)

	PAGE
EXHIBIT 8: “FOR-LEASE” ANCHORED RETAIL EMPLOYMENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	36
EXHIBIT 9: “FOR-LEASE” OFFICE EMPLOYMENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	37
EXHIBIT 10: “FOR-LEASE” INDUSTRIAL EMPLOYMENT - LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA Q1, 2005 - Q4, 2006	38
EXHIBIT 11: NUMBER OF RESIDENTIAL BUILDING PERMITS - CITY OF LAS VEGAS, 2000-2006	39
EXHIBIT 12: VALUE OF RESIDENTIAL BUILDING PERMITS - CITY OF LAS VEGAS, 2000-2006	40
EXHIBIT 13: COMPARATIVE NEW HOME AVERAGE MINIMUM SALES PRICES LAS VEGAS VALLEY, CITY OF LAS VEGAS & RDA Q1, 2005 – Q4, 2006	41
EXHIBIT 14: COMPARATIVE NEW HOME SALES LAS VEGAS VALLEY, CITY OF LAS VEGAS & RDA Q1, 2005 – Q4, 2006	42
EXHIBIT 15: RESALE CONDO LISTINGS AND PRICES - LAS VEGAS MSA JANUARY 2004 – DECEMBER 2006.....	43
EXHIBIT 16: DETACHED SINGLE FAMILY RESIDENCES LISTINGS AND PRICES - LAS VEGAS MSA JANUARY 2004 – DECEMBER 2006.....	44
EXHIBIT 17: CONDO DAYS ON MARKET (DOM) BY RANGE LAS VEGAS MSA JULY 2004 – DECEMBER 2006	45
EXHIBIT 18: SINGLE FAMILY RESIDENCE DAYS ON MARKET (DOM) BY RANGE LAS VEGAS MSA JULY 2004 – DECEMBER 2006	46
EXHIBIT 19: DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION AND OVER: AVERAGE ROOM RATE/DAY, AVERAGE OCCUPANCY RATE, 1998 - 2006.....	47
EXHIBIT 20: DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$ 1 MILLION AND OVER: AVERAGE MONTHLY GAMING REVENUE PER SQUARE FOOT OF CASINO FLOOR SPACE, 1998 - 2006	48
EXHIBIT 21: DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION AND OVER: TOTAL ROOM INVENTORY, 1998 - 2006	49
EXHIBIT 22: DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION AND OVER: TOTAL EMPLOYEES, 1998 - 2006	50
EXHIBIT 23: VISITATION STATISTICS	52

LIST OF EXHIBITS (CONTINUED)

PAGE

EXHIBIT 24: PERCENTAGE LICENSE SURRENDERS BY REGION, 1980-2005 - CLARK COUNTY, NV 53

I. THE RDA HIGH-RISE MARKETPLACE

A. MARKET FORCES DRIVING RESIDENTIAL DEVELOPMENT IN THE RDA

Dramatic land price increases in the Las Vegas Valley (“the Valley”), coupled with the approaching retirement of a large number of baby boomers, especially the affluent, are shifting housing demands and preference away from detached single family homes and toward upscale condominiums and townhomes. Add to this the fact that the luxury condominium market has seen a dramatic increase in popularity over the past decade.

As one of the Valley’s leading destinations, the Las Vegas Downtown Redevelopment Area (“RDA”) is experiencing a major renaissance, placing it in the “heart of the action” relative to the Valley’s evolution. The RDA as a “place” is a unique centerpiece in the ongoing transformation of Southern Nevada.

Though rising along with the rest of the Valley, land costs are still reasonable in the RDA when compared to the Las Vegas Strip. Twenty five lots making up the East Fremont District were recently appraised at an average of \$9.1 million per acre. Compare this to a number of recent Las Vegas Strip sales of properties in excess of \$12 million per acre. For example, MGM-Mirage just recently announced the \$444 million (\$17.2 million per acre) purchase of a 25.8-acre vacant land parcel at the southwest corner of Las Vegas Boulevard and Sahara Avenue from Gordon Gaming for a sister development to Project CityCenter.

With increasing land values, landowners and developers are finding that building high-density, high-rise luxury condominium towers in the RDA makes sense both as a means of containing costs and appealing to the growing demand for a convenient, highly amenitized urban lifestyle.

Additional detail on the market forces driving the RDA’s residential and commercial development activity are illustrated in the tables and exhibits at the end of this report.

B. SYNERGIES BETWEEN RESIDENTIAL, COMMERCIAL AND GAMING DEVELOPMENT & ACTIVITY

Although a brief and somewhat unnoticed mixed-use flurry occurred in the 1980s, developers generally avoided mixed-use development in the Valley, because of the complexity and risks involved in zoning, financing, designing and constructing such projects. During the early-1990s, the general real estate strategy was to keep things simple.

Now, in the early-2000's, market forces on both sides of the equation (e.g., residential developers and homeowners) - as well as a general shift towards integrating mixes of land uses in zoning and planning - have combined to make high-density, mixed-use developments a natural fit for urban landscapes, such as the RDA. Soaring property values and construction costs are expected to continue to alter the current land use of low-density commercial and residential zones, and have forced developers to get creative. Developers desire to increase the density of their projects by combining residential, commercial and retail components to exploit potential financial advantages.

At the same time, the demographic shift towards Baby Boomers and their offspring, Echo Boomers, Empty Nesters, and Young Singles and Couples, are making higher-density, walkable urban spaces with all the components that make up livable urban communities the next step in the evolution of development. The success of the "new" wave of mixed-used destination development, as reflected in other urbanized locations, like downtown San Diego, and supported by unprecedented global demographic shifts, is causing major economic and social shifts. In RCG's opinion, the redevelopment efforts of the City of Las Vegas Redevelopment Agency ("the Agency") are consistent with these fundamental demographic and economic shifts.

Many of the RDA's new luxury residential towers are located in the "Arts District", which complement the existing gaming infrastructure; and will spark increased demand for retail goods and services, restaurants, health care facilities and entertainment venues.

Many new commercial and expanded gaming properties are being built in the RDA, including the Leadership in Energy and Environmental Design ("LEED") certified 265,000-square-foot Molasky Corporate Center (285,000 square feet including the parking garage), which will be the new home of the Southern Nevada Water Authority. Such commercial developments will

complement, and be complemented by the new luxury condominiums that are coming on-line in the RDA over the next few years.

As this report is being written (May 2007), infrastructure work has begun on the 61-acre tract in Downtown Las Vegas, known as Union Park. This master-planned development, a public-private partnership of the City of Las Vegas and Newland Communities, will be a major business, residential, hotel and entertainment complex. Union Park will consist of the following components:

- 1.9 million square feet of Class A office space
- 363,000 square feet of ground-floor retail space
- 3,100 high-rise residential units
- 15,800 parking spaces contained within vertical structures
- New hotel/casino
- 1,750 hotel rooms

Union Park will also soon have the three-theater Smith Center for the Performing Arts, which will include a main theater seating more than 2,000, a proscenium theater seating more than 600 and a flexible studio theater seating approximately 300 for performances, rehearsals and community receptions, etc.

The five-story, 55,000-square-foot Frank Gehry-designed \$60 million Lou Ruvo Brain Center is also part of the “new” RDA, and is in Union Park.

At over 50 stories and proposed to have more than 900,000 square feet, the World Jewelry Center’s tower will be able to accommodate approximately 400 international wholesale jewelry dealers and manufacturers. Adjacent to the tower will sit a 125,000-square-foot shopping promenade offering some 60 retail jewelers. A gem and jewelry museum, open to the public and designed to attract visitors to the complex, will be part of the retail center.

Additionally, when completed in 2012, the World Market Center will have more than 12 million square feet of state-of-the-art exhibit space in eight buildings on 57 contiguous acres in the

RDA. All segments of the industry will be together on one mega-campus, making it the largest, most comprehensive, most accessible showroom and convention complex in the industry. Phase I of the World Market Center, another major project, consists of a 10-story, 1.3 million-square-foot building at Grand Central Parkway and Bonneville Avenue, and has been hosting major furniture trade shows since July 2005. Another seven buildings totaling nearly 11 million square feet are planned or under construction. Upon its 2012 completion, World Market Center is expected to generate over 40,000 direct and indirect jobs.

A new entertainment district called Fremont East is taking shape. Encompassing several city blocks, it will be a pedestrian-friendly group of dining and entertainment establishments and nightclubs with an overall “retro” ambiance reminiscent of earlier Las Vegas.

This impressive mix of upscale residential, commercial, gaming and entertainment development will reinforce Las Vegas’ image as both a premier resort destination and an exciting place to call home.

II. SUMMARY OF MID- AND HIGH-RISE PROJECTS

A. ACTIVELY SELLING DEVELOPMENTS: UNDER CONSTRUCTION OR RECENTLY COMPLETED

Six mid-rise and high-rise condominium projects, containing 1,362 residential units are either completed or actively selling in the RDA. Units are selling for as little as \$350,000, but most are priced at \$500,000 or more. High-end “penthouse” condos are priced as high as \$4.5 million. The units’ sizes range from 600 to over 6,000 square feet, with the majority between 800 and 1,000 square feet. Table 3 at the end of this report gives more detailed information about these projects.

Soho Lofts, at Las Vegas Boulevard and Hoover Avenue, has completed construction of 120 units, all of which have been sold. Five other projects are currently under construction, and have pre-sold more than 50 percent of their 1,242 units.

The largest of these, Allure, is located just west of Las Vegas Boulevard on the north side of Sahara Avenue, and has a planned completion/move-in date in September 2007 for the first of two towers. Prices start in the mid \$500,000’s. When the second tower is completed, Allure will encompass over 800 luxury units from 671 to 4,400 square feet. The under-construction Juhl at Bonneville Avenue and Fourth Street, with a planned move-in of late April 2008, has sold 225 of the 341 units. Prices start around \$400,000.

Other projects “going vertical” include Streamline Towers at Las Vegas Boulevard and Ogden Avenue, with 275 units starting at \$403,000; and Newport Lofts at Casino Center Drive and Hoover Avenue, with 168 units starting at \$550,000.

Eleventh Street Lofts at Maryland Parkway and Carson Avenue is being marketed as the working man's loft by developer Larry S. Davis. A corrosion-resistant, oxidation-resistant, heat-reflective sheet metal coating makes it a natural choice for Southern Nevada’s extreme summer temperatures. The trademarked exterior, Galvalume, helps to keep construction costs down, and keep the new residences affordable. The first phase of Eleventh Street Lofts is complete. The second phase is scheduled for move-in sometime near the end of summer 2007.

Generally speaking, demand for these projects has been healthy. Our data show that these projects sell 10 units per month, on average. Taking this into consideration, it is estimated that the remaining 313 units will be fully absorbed within an eight-month period.

B. FUTURE RDA RESIDENTIAL DEVELOPMENT ACTIVITY

At the start of Q1, 2007, OBD reported that there are 40 proposed and planned projects with 19,962 new high-density units in the RDA in various stages of planning . This includes more than 3,000 residential units in Union Park. Table 4 at the end of this report identifies and describes each of these planned residential projects.

The three largest planned projects that are moving forward, slated for more than 1,000 units each, are:

- Grand View Towers on Desert Inn Road near I-15, with 1,445 units
- World View Towers on Wall Street and Western Avenue, with 1,236 units
- Renzi Towers on Gateway south of Charleston Boulevard, with 1,011 units

RCG also developed a set of annual absorption projections of mid- and high-rise condo and condo-hotel demand for the next five years for the Valley and the RDA. The following factors were considered in our analysis:

- active and proposed project timing,
- dates of actual construction,
- anticipated completion dates for each project,
- release dates for units for sale and
- total number of units planned for each project.

Based on our analysis as shown in Tables 1 and 2, current and future Valley mid- to high-rise condo and condo-hotel market trends were analyzed to project RDA demand and supply. According to Hanley Wood Market Intelligence, the RDA's existing mid- and high-rise projects

represent 1,362 units, or approximately five percent of the Valley's existing projects (26,328 units). Of the RDA's existing units, 77 percent (or 1,049 units) have been sold.

According to Hanley Wood, there are currently approximately 45,000 proposed mid- to high-rise condo-hotel units in the Valley. In addition to these units, there are approximately 14,732 unsold mid- to high-rise units in existing projects. Based on our knowledge of the market and historical market trends in Las Vegas, a probability rate of 25 percent was assigned to the number of proposed units to estimate the inventory that would likely be built. Accordingly, our analysis shows that 11,250 potential new mid- and high-rise units will be built in the Valley during the next five years. The estimated forward-supply includes proposed units and unsold units in existing projects, for a combined total of 25,982 units (mid- and high-rise).

Due to housing market uncertainties in the Valley, RCG developed three mid- and high-rise demand scenarios for the RDA, ranging from approximately 1,300 to 1,900 units being absorbed between 2007 and 2012. RCG has included herein a more detailed presentation of what we consider to be the "most probable" scenario, based on what is known today. This scenario is illustrated in Table 2.

As noted, we also developed conservative and optimistic scenarios, given that current market conditions are subject to rapid change as the RDA residential market evolves (e.g., the area sees accelerated redevelopment and gentrification). As a result, RCG projects that within a five-year period, the RDA may be able to support between four to seven new projects with 975 to 1,625 units of mid- to high-rise condo units (See Table 1 below).

**Table 1: RDA Mid- & High-Rises Scenarios
2007 - 2012**

Scenerios:	Proposed Units	Unsold Units	Forward Supply	Estimated Number of New Projects
Conservative	975	313	1,288	4
Most Probable	1,300	313	1,613	5
Optimistic	1,625	313	1,938	7

Sources: Hanley Wood Market Intelligence; RCG.

In Table 2, RCG shows that there were 26,328 mid- and high-rise units in existing projects as of Q1, 2007. Additionally, at the end of the quarter, 14,732 of the units had not been sold. We also

estimate that 25 percent or 11,250 of the Valley's proposed 45,000 mid and high-rise condo and condo-hotel units will be built between 2007 and 2012. The addition of the unsold units and probable units equals 25,982, representing the Valley's future supply of mid- and high-rise condo and condo-hotel units. Assuming, the RDA captures five percent of this future supply, based on historical and current trends, the result would be the "most probable" development of 1,300 units in the area during the next five years.

As noted in Table 1, RCG also expects that the RDA market will be able to support an additional five mid- and high-rise projects during the next five years, assuming an average project size of 250 units. These projects will likely be introduced in the market in a staggered fashion throughout the period, depending on the strength of the market. Furthermore, our research indicates that each of these projects could potentially achieve an average monthly absorption rate of 10 units or 120 units per year. The end-result is an average absorption period per project of two years (see Table 2).

Table 2: RDA Mid- and High-Rise Demand Analysis: Probable Scenario

2007–2012	
Existing Mid- & High-Rise Condos as of Q1, 2007	
Valley Total Existing (mid- & high-rise) Condo Units	26,328
Valley units sold	11,596
Share in RDA	5%
Existing RDA units	1,362
RDA units sold to-date	1,049
Valley-wide Forward-Supply through 2012	
Valley units proposed	45,000
Probability of being completed in 5 years	25%
Probable units	11,250
Valley existing unsold units	14,732
Estimated Valley-wide forward-supply	25,982
RDA Absorption Potential	
Proposed units in RDA	1,300
Plus existing unsold units in RDA	313
RDA average project size	250
RDA average monthly absorption per project	10
Yearly average absorption per project	120
Estimated absorption period per project	2 years
RDA Absorption Breakdown	
Number of Estimated New Projects 2007-2012	5
Annual RDA mid- and high- rise absorption per project	120

Sources: Hanley Wood Market Intelligence; RCG.

C. FEATURES AND AMENITIES

Each condominium community offers a different set of amenities to appeal to the diverse interests of its residents. Those often found include:

- Lifestyle amenities, such as spectacular views, roof top swimming pools, fitness facilities, private underground parking, round-the-clock security, gardens and walking paths, and tennis and racquetball courts.
- Convenience amenities, such as 24-hour valet and concierge services, dry cleaners, on-site restaurants and convenience stores.

- Business and professional amenities, such as conference facilities, media rooms and computer centers with wi-fi internet access.

III. SUMMARY OF RDA RESIDENTIAL PROJECTS' ECONOMIC IMPACTS

A. OVERVIEW

During the past few years, several high-profile projects have been delayed or canceled, while others have continued to move forward. Developers and landowners often modify their plans as market conditions evolve, and new opportunities present themselves. As noted previously, RCG does not expect that all of the planned high-density projects described previously will necessarily be built, or be built per their current development programs.

RCG estimates that the residents of the RDA's existing, under-construction and planned condo and condo-hotel projects described above will spend about \$1.3 billion or more (2006 year-end dollars), per year, on goods and services Countywide, based on very conservative assumptions of occupancy. The underlying assumption is that only 33 percent of unit owners will be full-time residents.

To account for the probability that some of the planned residential projects are not built, and to avoid counting the spending of Valley residents moving to the RDA as new spending, our spending analysis, below, only uses 50 percent, or \$680 million, of the above-noted resident spending potential.¹ Furthermore, this amount only represents "direct" spending, and does not take into account the "multiplier effects" that will generate additional spending and jobs, as the money spent by the new residents circulates multiple times throughout the local economy.

B. SPECIFIC SPENDING & ESTIMATED VALUES

About 25 percent (\$340 million) of this new annual spending will be for goods and services that residents prefer to obtain within close proximity to where they live. This includes health care (approximately \$135 million, annually), retail goods and services, including professional services (\$115 million, annually) and leisure activities (\$90 million, annually). The more readily available these goods and services are within the RDA, the greater the capture the RDA will have

¹ Economic impact analysis assumes that a new event being modeled represents all new money. The purpose of this assumption is to avoid counting "transference" spending from existing Valley residents.

of this new demand.² The quantity and locational need for this new demand suggests development opportunities for the aforementioned goods and services exist in the RDA.

The next section includes a summarized timeline of Agency activities from its inception in 1986 to the present. This is followed by a map of the RDA. Tables describing the actively selling and planned residential development in the RDA follow. Finally, a series of exhibits/analyses discussing RDA and City of Las Vegas economic and real estate market trends relative to other Valley jurisdictions are presented.

² See RCG's companion study, "*2006 City Of Las Vegas Development Survey Economic Benefits Report*", April 2007.

IV. SUMMARIZED TIMELINE OF REDEVELOPMENT AGENCY ACTIVITIES

- ✓ **March 1986:** The RDA is established encompassing 2,652 acres.
- ✓ **April 1986:** Efforts to competitively reposition Downtown Las Vegas began when the City of Las Vegas Downtown Redevelopment Agency engaged the consulting firm of Laventhol and Horwath, CPAs, of Los Angeles, to prepare a development analysis and strategy for Downtown Las Vegas.
- ✓ **February 1988:** The RDA is amended (ordinance 3339), expanded by 277 acres.
- ✓ **April 1992:** The RDA is amended (ordinance # 3637).
- ✓ **1993:** The RDA Board of Directors seeks to establish a more proactive stance to the redevelopment efforts of Downtown Las Vegas. The firm of Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") is engaged to update the agency's comprehensive plan and redevelopment strategy.
- ✓ **September 1994:** Fremont Street Experience project breaks ground.
- ✓ **December 1995:** The Fremont Street Experience opens.
- ✓ **November 1996:** The RDA is amended(ordinance #4036), expanded by 260 acres.
- ✓ **Late 1997:** The City Centre Development Corporation ("CCDC") is formed by the City Council to oversee redevelopment activities in Downtown Las Vegas.
- ✓ **April 1998:** The Foley Federal Building/United States Courthouse, located at 300 Las Vegas Boulevard, breaks ground.
- ✓ **February 2000:** The City of Las Vegas Planning and Development Department staff, with the advice and consent of the CCDC Downtown Implementation Sub-Committee, edits, redrafts and completes the City of Las Vegas Downtown Centennial Plan.

- ✓ **Spring 2000:** The Foley Federal Building/United States Courthouse is completed.
- ✓ **December 2000:** The City acquired a 61-acre parcel located in the heart of Downtown Las Vegas.
- ✓ **April 2001:** The Agency enters into a Disposition and Development Agreement (“DDA”) with WLVD, LLC (later assigned to Nucleus Investments, Inc.) for the development of a 75,000-square-foot retail shopping center.
- ✓ **May 2001:** The Agency enters into a DDA with L'Octaine Limited Partnership for the sale and development of the parcel located at the Southeast corner of Las Vegas Boulevard and Gass Avenue.
- ✓ **October 2001:** The 110,000 square-foot City Centre Office Building, located at Fourth Street and Lewis Avenue, is the first class “A” office building completed in Downtown Las Vegas. The Agency contributed \$3.9 million.
- ✓ **May 2002:** In conjunction with the opening of Neonopolis, the concept for the Entertainment District is introduced.
- ✓ **October 2002:** “First Friday” debuts.
- ✓ **January 2003:** The City Council approves the Agency recommendation for Owner Participation Agreement (“OPA”) to provide Tax Increment Finance (“TIF”) assistance for 41 percent of new incremental taxes for 20 years.
- ✓ **August 2003:** The City Council approves the Agency recommendation of \$85,000 for the Las Vegas Arts District Neighborhood Association to support its planning activities. \$55,000 is allocated towards a contract to assist the association form a federally certified Community Development Entity that can then make application for New Markets Tax Credits. This \$55,000 is considered one-time seed money toward the association's goal

of attaining tax credits. The other \$30,000 goes to funding international artist, Yaacov Agam, to prepare an artistic scale model of the proposed interactive, kinetic sculpture park.

- ✓ **August 2003:** The 435,000-square-foot, 120-store Las Vegas Premium Outlets Mall opens.
- ✓ **December 2003:** The City Council approves the Agency recommendation to assist Pepes' Tacos with the cost of resurfacing the existing parking lot at 2490 Fremont Street.
- ✓ **December 2003:** The RDA is amended (ordinance #5652). It includes no expansion of RDA boundaries.
- ✓ **February 2004:** The City Council dissolves the CCDC pursuant to statutory processes. Mayor Oscar Goodman acknowledges their tremendous assistance to the City in its redevelopment efforts.
- ✓ **May 2004:** The City Council approves the Agency recommendation to execute two Estoppel Certificates, which certifies as to certain matters regarding the OPA dated September 18, 2002, helping World Market Center secure \$181 million in loans.
- ✓ **July 2004:** Commencement of the Commercial Visual Improvement Pilot Program ("CVIP"), establishment of financial mechanisms to assist in the upgrading of commercial property. The CVIP will provide a matching grant to commercial or industrial property owners within targeted areas of Eastern Avenue, Martin Luther King and Main Street. The pilot program maximizes its effectiveness by targeting areas with high traffic counts, older improvements and high owner-occupancy rates.
- ✓ **August 2004:** The RDA Board allocates up to \$1 million in Redevelopment Special Project Funds during FY 2005 toward the renovation and reuse of the historic Fifth Street School building, and site, as a commercial retail and academic campus in the heart of the "Office District".

- ✓ **September 2004:** The City Council approves the Agency recommendation to allocate \$94,400 from its Land Assembly account to fund building façade improvements for the property at 300 South Fourth Street.
- ✓ **February 2005:** The City Council approves the Agency recommendation to assist Main Street Studios, LLC, with the cost of visual improvements for the art studio at 1421 South Main Street (up to \$50,000).
- ✓ **February 2005:** The City Council approves the Agency recommendation to Assist Fourth Street Place, LLC, with funds for renovating the office building at 720 Fourth Street (up to \$50,000).
- ✓ **February 2005:** The RDA reallocates \$500,000 from its Land Assembly account to fund an Entertainment District Visual Improvement Program.
- ✓ **March 2005.** The Donald W. Reynolds Foundation announces a gift of \$50 million—the largest single charitable gift ever given in Nevada—for an endowment to be used for operations and educational programs offered by The Smith Center for the Performing Arts.
- ✓ **April 2005:** The Agency provides funds to Hogs & Heifers of Las Vegas for visual improvements to its restaurant.
- ✓ **April 2005:** Grand opening of the 90,000-square-foot IRS Headquarters building, located at 110 City Parkway.
- ✓ **June 2005:** The City Council approves the Agency recommendation to Assist PEL Enterprises, LLC, the owner of the building at 1013 East Charleston Boulevard, the sum of \$25,000 for use as a professional office building for a legal firm.
- ✓ **June 2005:** The Agency enters into an OPA with Sahara Development for the Allure Condo Project.

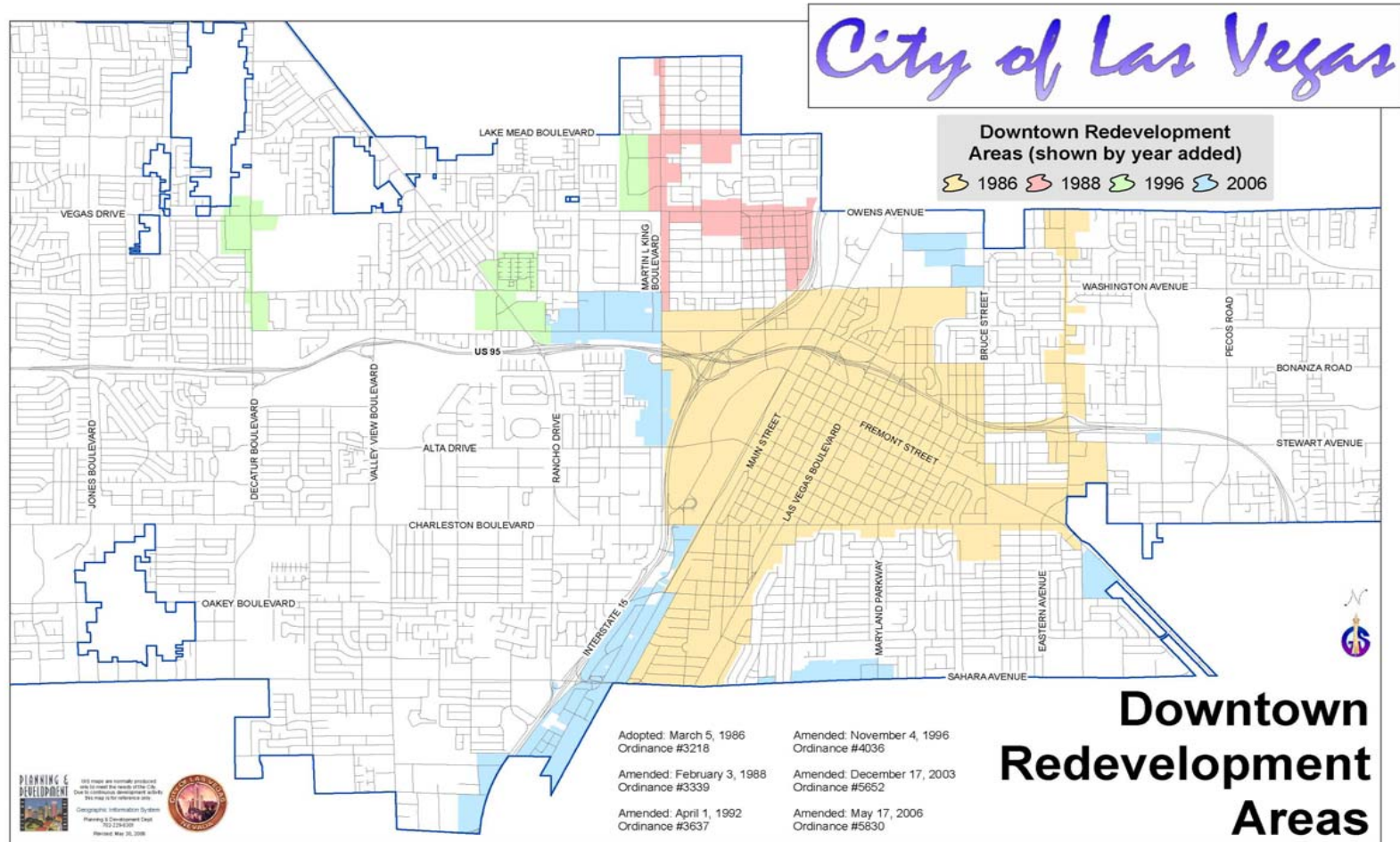
- ✓ **July 2005:** Construction begins for World Market Center Phase II, 1.6 million-square-foot expansion.
- ✓ **July 2005:** World Market Center Phase I hosts its first show.
- ✓ **September 2005:** The City Council approves the Agency recommendation to assist Take 1, Inc., the owner of a nightclub and restaurant, located at 707 East Fremont Street, with up to \$60,000 under the CVIP Program.
- ✓ **September 2005:** The City Council approves the Agency recommendation to assist Michael and Beatrice Katz Family Trust Bypass Trust the owner of a historic Methodist Church, located at 231 South Third Street with up to \$50,000 under the CVIP program.
- ✓ **October 2005:** The 680,000 square-foot Clark County Regional Justice Center is completed at 200 Lewis Street. Approximately \$5.3 million in land value was contributed by the Agency for the development site and \$29 million was contributed by the City for 20 percent of the building's construction cost in an interlocal agreement with Clark County.
- ✓ **October 2005:** The City Council approves the Agency recommendation to assist the owner of two nightclubs, located at 511 East Fremont Street and 111 Las Vegas Boulevard South, with up to \$120,000 under the CVIP Program.
- ✓ **November 2005:** The City Council approves the Agency recommendation to assist Commerce Street Studios, the owner of a commercial property, located at 1551 South Commerce Street, with up to \$50,000 under the CVIP Program.
- ✓ **November 2005:** The City Council approves the Agency recommendation to assist Hennessey's Las Vegas, tenant of a restaurant/nightclub, located at 425 Fremont Street, with up to \$50,000 under the CVIP Program.

- ✓ **December 2005:** The City Council approves the Agency recommendation to assist Par-Man Las Vegas Tattoos and Souvenir, the tenant of a commercial building, located at 50 East Fremont Street, with up to \$50,000 under the CVIP Program.
- ✓ **March 2006:** The City Council approves the Agency recommendation to assist Faciliteq Business Interiors, the tenant of a commercial property located at 817 South Main Street with up to \$50,000 under the CVIP Program.
- ✓ **April 2006:** The City Council approves the Agency recommendation to assist BF Trust, the owner of a commercial property located at 215 North Third Street, with up to \$50,000 under the CVIP Program.
- ✓ **April 2006:** The City Council approves the Agency RDA recommendation to assist Granite Properties IV, the owner of a commercial property located at 111 North First Street, with up to \$50,000 under the CVIP Program.
- ✓ **May 2006:** The RDA let Freedom Ring place a replica of the Liberty Bell on RDA property, within Centennial Park, near the intersection of Fourth Street and the Lewis Street pedestrian corridor.
- ✓ **May 2006:** The RDA is amended (ordinance # 5830), expanded by 628 acres.
- ✓ **June 2006:** Enhancement of \$400,000 to the CVIP Program.
- ✓ **July 2006.** The City Council enters an agreement with a developer that wants to make Las Vegas a hub for international jewelry companies.
- ✓ **September 2006:** The City Council approves the Agency recommendation to assist Lucky Champ, the owner of a commercial property located at 1420 West Bonanza Road Street, with up to \$50,000 under the CVIP Program.

- ✓ **September 2006:** The City Council approves the Agency recommendation to assist Irvington Properties (Aruba Hotel & Spa), the owner of a commercial property located at 1215 South Las Vegas Boulevard, with up to \$50,000 under the CVIP Program.
- ✓ **September 2006:** Third phase of the 2.1-million square-foot World Market Center begins construction.
- ✓ **October 2006:** The City Council approves the Agency recommendation to assist Main Street Studios, the owner of a commercial property located at 1209 South Main Street, with up to \$50,000 under the CVIP Program.
- ✓ **October 2006:** The City Council approves the Agency recommendation to assist Lebovitz Family Trust, the owner of a commercial property located at 235 North Eastern Avenue, with up to \$50,000 under the CVIP Program.
- ✓ **October 2006:** The Fremont East Project begins major streetscape installation.
- ✓ **November 2006:** Construction of Las Vegas Premium Outlets Expansion begins.
- ✓ **November 2006:** A request for Proposal goes out for a 500-room, business-class, non-gaming hotel to be situated on three acres in a Union Park.
- ✓ **December 2006:** The City sells the 7.69-acre site located at 1700 Vegas, valued at \$4.02 million, to Cox Communications Las Vegas, Inc. for \$1.00. The developer plans to build three surface parking facilities to serve the need for additional parking for their new regional headquarters and will have over 1,000 employees working in this facility.
- ✓ **January 2007:** Construction began on the Lou Ruvo Brain Center located in Union Park.
- ✓ **January 2007:** Second phase of the 1.6-million-square-foot World Market Center is completed.

- ✓ **Spring 2007:** Fremont East Project is scheduled to be completed.
- ✓ **Mid-2007:** Union Park infrastructure work is scheduled to begin.
- ✓ **August 2007:** The LEED-certified 16-story, 285,000-square-foot Molasky Corporate Center is scheduled for completion and occupancy. The City contributed land and tax increment financing for development.
- ✓ **November 2007:** Projected completion of 104,000-square-foot, 25-store expansion of the Las Vegas Premium Outlets Mall.
- ✓ **Q1, 2008:** Union Park infrastructure work scheduled to for completion.
- ✓ **Q3 2008:** Projected completion of design for the Smith Performing Arts Center in Union Park.
- ✓ **Q4, 2008:** Projected groundbreaking for Smith Performing Arts Center.
- ✓ **Mid-2011:** Smith Performing Arts Center estimated completion.

MAP 1
CITY OF LAS VEGAS REDEVELOPMENT AREA ("RDA")



Source: City of Las Vegas.

TABLE 3
ACTIVELY SELLING PROJECTS
RDA, YEAR-END 2006

Project Name	Developer	Location	Product Type	Pre-Sales Opening Date	Status	Units Planned	Units Sold	Average Monthly Sales Rate	Estimated Absorption Period	Unit Size Range/sf	Base Price Range	Average Price Per Sq Ft	Average Monthly HOA Fee	Buyer Profile
Allure Phase I	Fifield Companies	Las Vegas Blvd & Sahara	High-Rise Condominium	Dec-2004	Tower I topping off. Est. completion: Spring 2007	428	402	14.25	2 Months	839 to 6,690	\$445,000 to \$3,600,000	\$534.25	\$318	Singles Couples Professional Couples Retirees
Eleventh Street Lofts Phase I	Larry S. Davis & Association	S Maryland Pkwy & Carson Ave	Townhouse	Oct-2005	Phase I complete. Phase II move-ins projected for late Summer 2007	30	25	1.44	3.5 Months	1,798 to 2,006	\$365,000 to \$365,000	\$192.48	\$60	Singles Couples Young Families Professional Couples
Juhl	CityMark Development	E Bonneville Ave & 4th St	High-Rise Condominium	Sep-2005	Tower construction two thirds complete. Estimated completion: Spring 2008.	341	225	12.16	9.5 Months	600 to 2,200	\$394,900 to \$1,390,000	\$644.99	\$210	Couples Maturing Families Professional Couples Empty Nesters
Newport Lofts	Cherry Development	Casino Center & Hoover	High-Rise Condominium	Aug-2005	Construction topped out. Estimated completion: Summer 2007	168	132	6.08	6 Months	912 to 3,445	\$549,990 to \$1,879,999	\$574.39	\$375	Singles Couples Professional Couples Empty Nesters
Soho Lofts	Cherry Development	Las Vegas Blvd & Hoover	High-Rise Condominium	Aug-2004	Completed Summer, 2006. Resales.	120	120	3.59	SOLD	1,336 to 5,176	\$350,000 to \$990,000	\$226.62	\$495	Singles Couples Professional Couples Retirees
Streamline Towers	Barclay's North Inc	Las Vegas Blvd. & Ogden	High-Rise Condominium	Apr-2005	Going vertical. Estimated completion date Summer/Fall 2007	275	145	6.02	21.5 Months	815 to 2,118	\$403,000 to \$1,203,000	\$531.23	\$300	Couples Professional Couples Empty Nesters Retirees
SUMMARY NUMBERS						1,362	1,049	10	7.1 Months	1,050 to 3,606	\$417,982 to \$1,571,333	\$416.93	\$314	

**Soho Lofts sold 114 of its 120 units prior to the beginning of 2006. No units were sold in 2006. This has resulted in the overall average monthly sales rate quoted in this table.*

Sources: OBD, RCG, HWMI.

TABLE 4
PLANNED PROJECTS
RDA, CITY OF LAS VEGAS, YEAR-END 2006

Project Name	Phase	Status	Contact	Location	Description	Units Planned
3rd & Gass Lofts	Planning	PC/CC Hearing Scheduled	Kristen Neuman/Aptus Architecture 702-839-1200	NEC GASS/3rd St.	Mixed-use 2,200 sf retail/residential	30
601 Fremont Phase II&III	Planning	Entitled PC/CC Approved	Rick Mares - Dir of New Construction 702- 382-9291	601 Fremont	2-35 Story buildings w/25,000 sf commercial 163 hotel/condo units and 464 residential units	464
ADAS, LLC	Planning	Entitled PC/CC Approved	Greg Borgel 702-383-8953	2210 South Las Vegas	Residential units, 2,345 sf commercial space	246
Allure (Sahara Ave. Condos) - Phase II	Planning	Entitled PC/CC Approved	Greg Borgel 702-383-8953	200 W. Sahara Ave.	two condo towers; 35,000 sf of retail	472
Alpha Omega Strategies	Planning		Mike McDonald	1501 N. Decatur	Sr. Housing	650
Art Garage/Faciliteq	Under Construction	Construction Started	Quentin Abramo 702-795-8833	817 S. Main St.	Conversion to live/work space 10,678 sf	1
Arthaus	Planning	Entitled PC/CC Approved	Jim Torti 760-473-8201	NE corner of California & Casino Ctr.	89 unit apartment complex	89
Blokhaus	Planning	Entitled PC/CC Approved	Jim Torti 760-473-8201	NWC Main & Washington	Mixed-use	442
Bridger Avenue Apts.	Planning	PC/CC Hearing Scheduled	Dariusz Wiecha	NWC 10th/Bridger	Apartment Complex	300
Cielo Vista	Planning	Entitled PC/CC Approved	Cielo Vista LLC 206-362-4417	Washington/Veteran's Memorial Dr.	Mixed-use	414
		Purchased out of foreclosure. In the process of being	Gilles Pageau, Mark Vaghei, Nabih Yousseff			700 - 800
Club Renaissance Condominium Tower*	Planning			Casino Center & Bonneville	High-Rise Condominium	

Sources: OBD, RCG.

(*) Club Renaissance data is as of the end of March 2007.

TABLE 4 (CONTINUED)
PLANNED PROJECTS
RDA, CITY OF LAS VEGAS, YEAR-END 2006

Project Name	Phase	Status	Contact	Location	Description	Units Planned
Condo Tower - 1300 S. Casino Center	Planning	Entitled PC/CC Approved	N/A	1300 S Casino Ctr	Condo Tower with 8,294 sf commercial	275
Desert Lane Mixed-use Development	Planning	PC/CC Hearing Scheduled	LHIW, LLC 702-400-5560	728 Desert Lane	Residential Condo Units and 13,465 sf Medical Office	24
Eighty on 4th	Planning	Entitled PC/CC Approved	Cornerstone Company 702-383-3033	1211 So. 3rd St.	Condo/mixed-use w/3,257 sf commercial	89
Elite Condo Tower	Planning	Entitled PC/CC Approved	Doug Walton 702-891-5201	SE corner of Casino Ctr & Gass Avenue	Condo Tower with 7,940 sf retail	451
Evolution (702 Group) Two towers	Planning	Entitled PC/CC Approved	Greg Borgel 702-383-8953	201-209 E. Charleston	Mixed-use; Residential units & 7,000 sf of retail	280
Flat Iron	Planning	Entitled PC/CC Approved	Tabitha Keetch 702-792-7000	NWC LV Blvd & 4th St.	Mixed-used condo development.	319
Fremont Village	Pending Regulatory	Building Permit Submitted	Dennis Rusk 702-893-8300	1800 Fremont St. 1806 Fremont St.	Mixed-used; Apartment, 40,000 sf Office & Retail	150
French Quarter Lofts	Planning	Entitled PC/CC Approved	Tom Roule 702-365-0007	708 S. 6th Street	Condo Tower with 9,480 sf of Retail	34
Garces Venture	Planning	Entitled PC/CC Approved	Tabitha Keetch 702-792-7000	618 S. LV Blvd	Condo Tower	349
Gateway Tower	Planning	Entitled PC/CC Approved	Sue Gray 702-990-9900	NEC 4th & Charleston	Condo Tower w/3,420 sf commercial space	311
Grand Central Parkway (Fine)	Planning	Entitled PC/CC Approved	John Leleu 702-792-7000	SWC Bonneville @ Grand Central Pkwy	1 Million sf of hotel, office plus condo units & retail space	146

Sources: OBD, RCG.

TABLE 4 (CONTINUED)
PLANNED PROJECTS
RDA, CITY OF LAS VEGAS, YEAR-END 2006

Project Name	Phase	Status	Contact	Location	Description	Units Planned
Grand View Towers	Planning	Entitled PC/CC Approved	Carlos Huerta/Tricia/Beth 702-990-9300	I-15/Desert Inn	High-rise condos	1,445
H.U.E. @ Arts Central (Saucy)	Pending Regulatory	Pre-Application Held	Thomas Woertz 303-295-1717	200 E. Charleston	Hi-Rise Condos with Boutiques & Art Galleries (14,750 sf retail)	270
Horizon Crest Apts.	Pending Regulatory	Building Permit Approved	Jacque Haas 702-739-3345	11 W. Owens Avenue	78 units	78
Kallisto (OPUS Las Vegas)	Planning	Entitled PC/CC Approved	Augie Bustos 702-596-4422	Rancho & Sirius	2 Condo Towers of 350 units each	700
Las Vegas Blvd. & 3rd	Planning	PC/CC Hearing Scheduled	N/A	1431 S. LV Blvd	Condo Tower with 1,190 sf commercial	421
Live/Work Block C	Planning	Entitled PC/CC Approved	Greg Borgel 702-383-8953	SE Corner of Clark & 1st Street	32-story Residential Tower plus 25-story Office Tower	296
Live/Work Las Vegas Block B	Planning	Entitled PC/CC Approved	Greg Borgel 702-383-8953	NE Bonneville & 1st	20,000 sf commercial; Condo Project on Block B	280
Main Street Tower	Planning	Entitled PC/CC Approved	WPH Architecture 702-891-5201	718 N. Main Street	Mixed-use development w/9,779 sf commercial	109
Mark Fine Development	Planning	Entitled PC/CC Approved	Lance Earl 702-222-2500	Alta/Mlk	Residential Units; 27,000 sf retail	664
Mixed-use Development	Planning	Entitled PC/CC Approved	David Clapsaddle 435-9909	NW corner of Charleston & 10th St	One 14 Story and one 17 Story condo tower with 18,000 sf Comm	350
Monument Tower (previous Liberty Tower)	Planning	Entitled PC/CC Approved	George Garcia 702-435-9909	1801 S. LV Blvd.	Tower (Studio/1 bdrm) with 9,529 sf retail	236

Sources: OBD, RCG.

TABLE 4 (CONTINUED)
PLANNED PROJECTS
RDA, CITY OF LAS VEGAS, YEAR-END 2006

Project Name	Phase	Status	Contact	Location	Description	Units Planned
Neon Heights	Planning	PC/CC Hearing Scheduled	Justin Martinez 702-274-3808	8th & Carson	Condo w/25,000 sf of commercial space	395
Philadelphia Apartments	Under Construction	Construction Started	REDCO - Don 702-733-6955	231 W Philadelphia	Apartment Complex	8
Renzi Towers	Planning	Entitled PC/CC Approved	Richard Layfield 786-306-9813	Gateway, So. Of Charleston	2 Towers	1,011
Sandhurst Las Vegas	Planning	Civil Plans and Building Permit Submitted	Mike Mirolla 740-4141	1001 Iron Horse Ct.	Residential Units; 29,810 sf commercial space	407
Stan Hi	Pending Regulatory	Pre-Application Held	Jennifer Lazovich 702-792-7000	806 So. Las Vegas Blvd.	Condos w/21,500 sf of Commercial	425
Stewart Pines III Sr. Apts.	Planning	Entitled PC/CC Approved	Nevada Hand Jacque Zussman 702-739-3345	SWC Stewart & 13th Street	60 unit Affordable Senior Housing	60
Tanga Manga Fourplexes	Planning	PC/CC Hearing Scheduled	Tony Gill 702-396-5113	1404-1408 N. 23rd St.	3-2 story buildings/ 12 residential units	12
The Avenue	Pending Regulatory	Building Permit Issued	Ken Wolfson 702-807-8329	621 So Tonopah	5 condos w/office unit	5
The Strand	Planning	Entitled PC/CC Approved	Ken Wolfson 702-807-8329	611 S. Tonopah Dr	Residential Units & 3,946 sf Office	22
The Summit	Planning	Pipeline	Ken Kim	NE Corner LV Blvd. & Sahara	Residential	951
The View	Planning	Entitled PC/CC Approved	Kristen Neuman/Aptus Architecture 702-839-1200	Big Mama's Rib Site/Bonanza	Residential w/40,000 sf commercial	471

Sources: OBD, RCG.

TABLE 4 (CONTINUED)
PLANNED PROJECTS
RDA, CITY OF LAS VEGAS, YEAR-END 2006

Project Name	Phase	Status	Contact	Location	Description	Units Planned
Tribeca Lofts (Mruvka)	Planning	Pre-Application Held	Kristen Neuman/Aptus Architecture 702-839-1200	NWC 8th/Fremont	5-story 55 ft. (1 subtree level) mixed use; 15,000 sf commercial; 82 units	82
Union Park (UP) - City-owned 61 acres	Planning	PC/CC Hearing Scheduled	Rita Brandin Newland Communities 702-220-8090	100 Grand Central Pkwy/F St. (61 Acres)	Mixed-used	3,198
Urban Lofts (Eastern Avenue)	Pending Regulatory	Civil Plans and Building Permit Submitted	Trinity Schlottman 702-697-0031	Fremont & Eastern	Residential	85
Urban Lofts (Fremont St. Loft)	Pending Regulatory	Civil Plans and Building Permit Submitted	Trinity Schlottman 702-697-0031	Fremont & 19th St.	Residential	71
Verge	Planning	Entitled PC/CC Approved	Dennis Rusk 702-893-8300	NEC Main & Bonanza	296 Residential units & 33,400 sf commercial	296
Village Paseo II	Under Construction	Construction Started	N/A	238 Shadow Lane	Single Family Homes	92
World View Towers (formerly Wall Street)	Planning	Entitled PC/CC Approved	Robert Gronauer 702-792-7000	SEC of Wall St & Western Avenue	Condo Towers - adding 1 Million sf furniture show room *project resubmitted*	1,236

Sources: OBD, RCG.

TABLE 5A
CITY OF LAS VEGAS RETAIL, OFFICE AND INDUSTRIAL
“FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006

City	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
Retail Employment	36,935	28,279	26,561	26,084	26,720	26,619	27,200	28,041
Office Employment	73,724	58,440	53,703	51,968	58,180	62,781	67,431	66,620
Industrial Employment	12,821	10,697	10,776	10,705	10,851	17,258	17,224	17,379
Total:	123,480	97,416	91,040	88,757	95,751	106,658	111,855	112,040

For-lease commercial employment in the City of Las Vegas has risen 26 percent since bottoming out in Q4, 2005. Office and industrial employment have accounted for most of the increase.

TABLE 5B
CITY OF LAS VEGAS RDA RETAIL, OFFICE AND INDUSTRIAL
“FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006

RDA	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
Retail Employment	1,334	1,452	1,392	1,295	1,295	987	975	875
Office Employment	10,103	11,107	10,202	9,874	10,091	9,718	10,790	13,403
Industrial Employment	3,130	2,609	2,626	2,561	2,588	4,329	4,306	9,123
Total:	14,567	15,168	14,220	13,730	13,974	15,034	16,071	23,401

The RDA was expanded in May 2006 by 630 acres. This change is reflected in the above table, starting in Q4, 2006. From Q1, 2005 to Q3, 2006, Industrial jobs grew by 38 percent and office employment grew by seven percent. Over the same period, retail employment declined by 27 percent. Overall, RDA employment grew by 10 percent over this period.

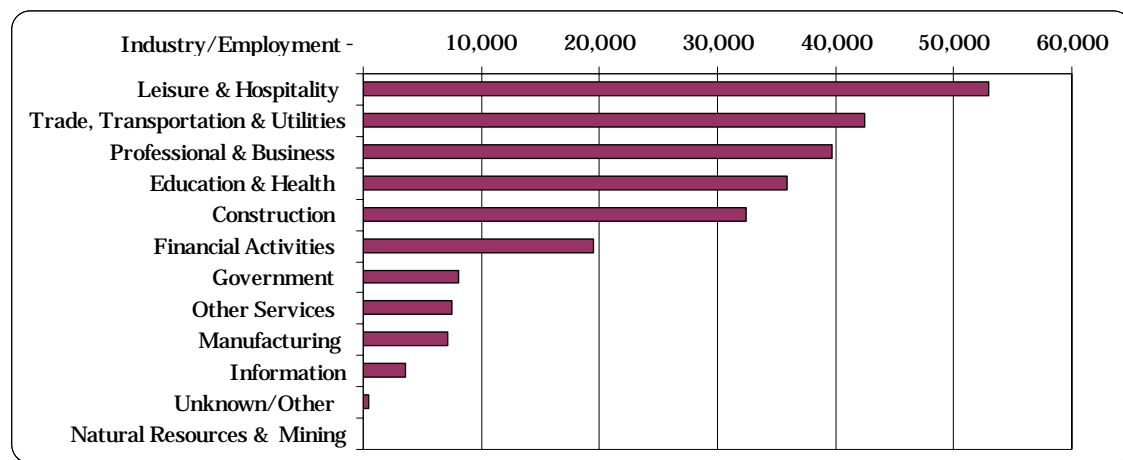
TABLE 5C
LAS VEGAS VALLEY RETAIL, OFFICE AND INDUSTRIAL
“FOR-LEASE” SPACE EMPLOYMENT, Q1, 2005 – Q4, 2006

Valley	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
Retail Employment	91,474	83,337	73,645	73,180	75,057	71,788	74,082	75,576
Office Employment	180,924	165,670	142,072	143,251	158,229	163,070	170,355	171,976
Industrial Employment	113,657	116,361	111,399	113,441	117,823	144,305	146,467	146,650
Total:	386,055	365,368	327,116	329,872	351,109	379,163	390,904	394,202

Office and industrial employment in the Valley has enjoyed steady growth since the turnaround began in Q1, 2006. Retail employment, however, has shown little variation.

Sources: Colliers International, RCG.

EXHIBIT 1
CITY OF LAS VEGAS EMPLOYMENT BY MAJOR INDUSTRIAL CLASSIFICATION
YEAR-END 2006

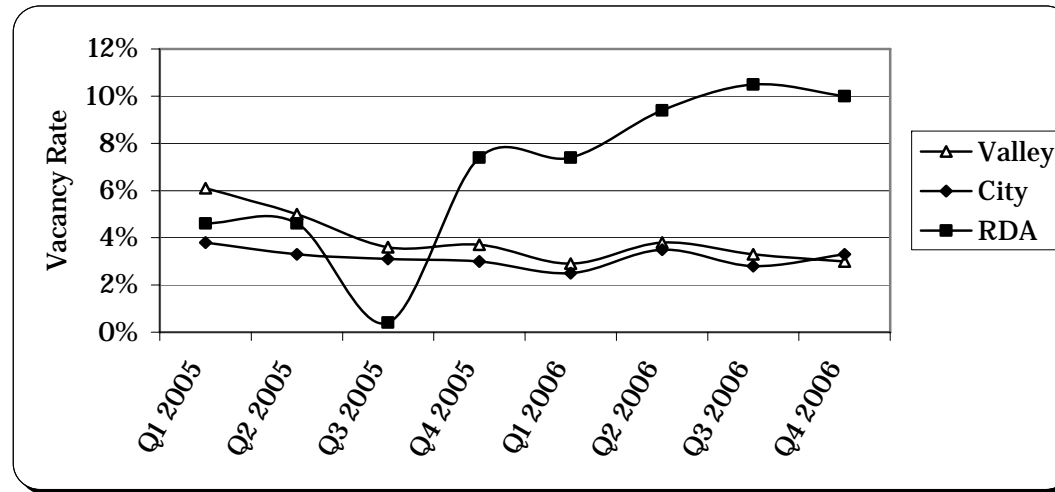


Industry	Employment	Share
Leisure & Hospitality	53,012	21%
Trade, Transportation & Utilities	42,413	17%
Professional & Business	39,722	16%
Education & Health	35,935	14%
Construction	32,467	13%
Financial Activities	19,553	8%
Government	8,065	3%
Other Services	7,522	3%
Manufacturing	7,150	3%
Information	3,541	1%
Unknown/Other	459	0%
Natural Resources & Mining	52	0%
Total Employment	249,891	100%

The City's top three industries account for over 50 percent of total employment. At year-end, City of Las Vegas employment accounted for about 21 percent of Clark County employment at the end of 2006.

Sources: Nevada Department of Employment, Training & Rehabilitation ("DETR").

EXHIBIT 2
“FOR-LEASE” ANCHORED RETAIL VACANCY RATE
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006



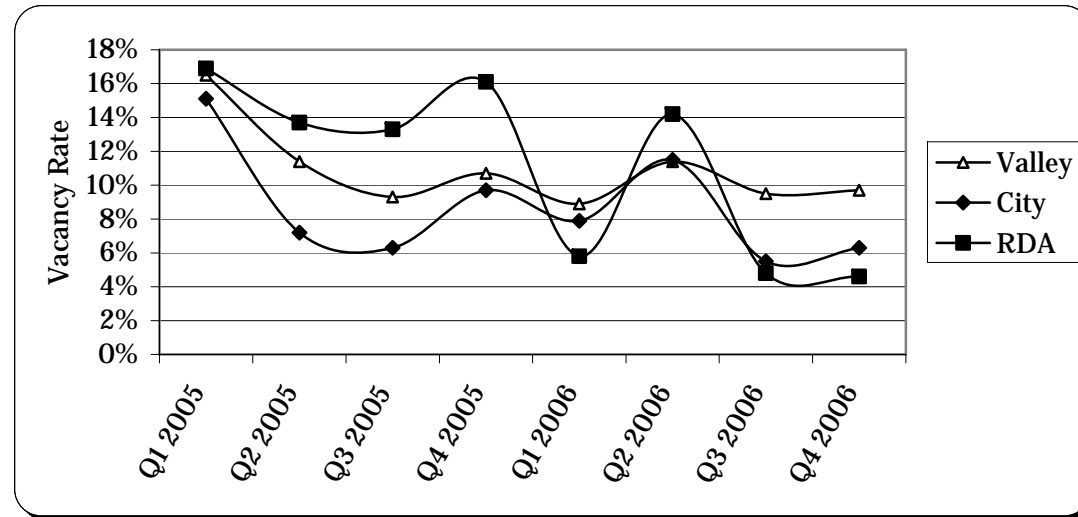
Region	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	3.80%	3.30%	3.10%	3.00%	2.50%	3.50%	2.80%	3.30%
RDA	4.60%	4.60%	0.40%	7.40%	7.40%	9.40%	10.50%	10.00%
Valley	6.10%	5.00%	3.60%	3.70%	2.90%	3.80%	3.30%	3.00%

Retail vacancies are very low for the Valley and City. However, speculative anchored retail space in the RDA continues to have a relatively high vacancy rate when compared to the rest of the City and the Valley. The relatively high vacancy rate of the RDA is a function of the obsolescence of the retail space that exists today. Conversely, the RDA also has the highly successful Premium Outlet Mall³, which is not tracked by RCG and Colliers as a speculative, multi-tenant project. Its success suggests that there is strong demand for quality retail space in the RDA.

Sources: Colliers International, RCG.

³ Mall vacancy information is generally unavailable.

EXHIBIT 3
“FOR-LEASE” OFFICE VACANCY RATE
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

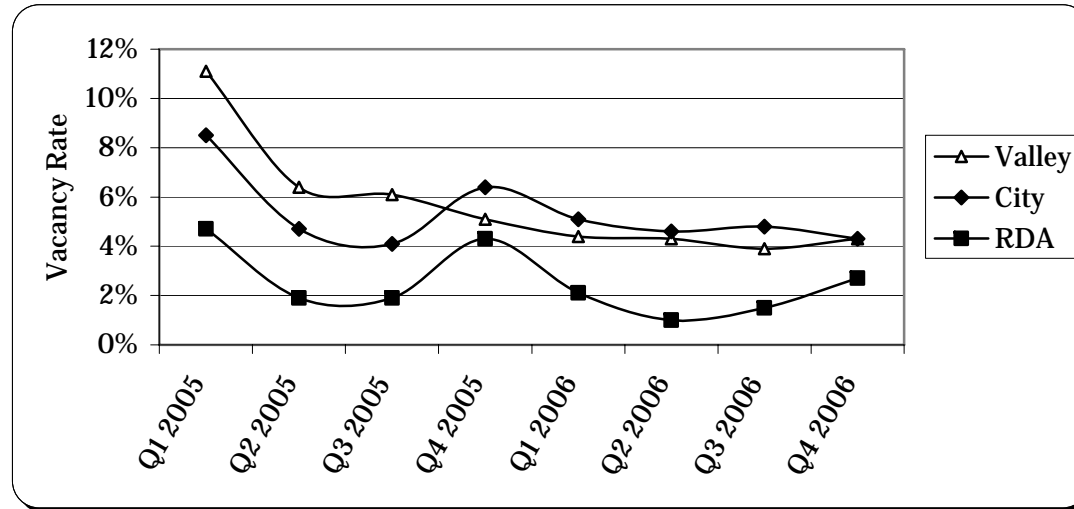


Region	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	15.10%	7.20%	6.30%	9.70%	7.90%	11.50%	5.50%	6.30%
RDA	16.90%	13.70%	13.30%	16.10%	5.80%	14.20%	4.80%	4.60%
Valley	16.50%	11.40%	9.30%	10.70%	8.90%	11.40%	9.50%	9.70%

The office vacancy rate is nearly 10 percent for the Valley, but is much lower in the City and the RDA, The low vacancy rates of the Valley, and especially the RDA, is a function of the demand for centrally-located office space, and space near the courthouses and other government buildings, including City Hall and the Clark County Government Center.

Sources: Colliers International, RCG.

EXHIBIT 4
“FOR-LEASE” INDUSTRIAL VACANCY RATE
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

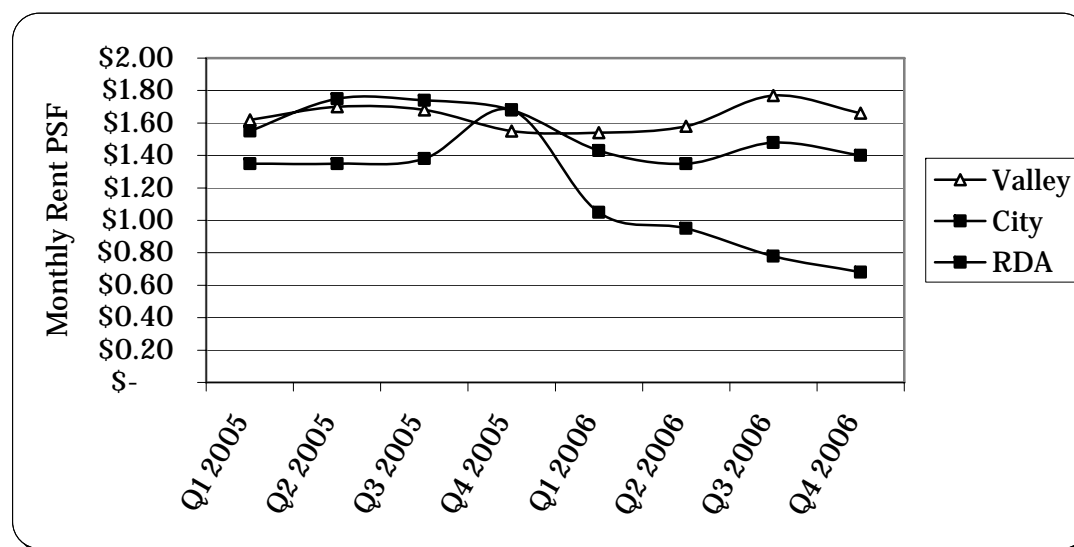


Region	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	8.50%	4.70%	4.10%	6.40%	5.10%	4.60%	4.80%	4.30%
RDA	4.70%	1.90%	1.90%	4.30%	2.10%	1.00%	1.50%	2.70%
Valley	11.10%	6.40%	6.10%	5.10%	4.40%	4.30%	3.90%	4.30%

Rising land and construction costs are limiting new industrial construction, which, in turn, has created a supply-demand imbalance through out the Valley. Limited space availability drove a vacancy rate of four percent for the Valley and the City, and less than three percent for the RDA at the end of Q4, 2006.

Sources: Colliers International, RCG.

EXHIBIT 5
“FOR-LEASE” ANCHORED RETAIL MONTHLY RENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

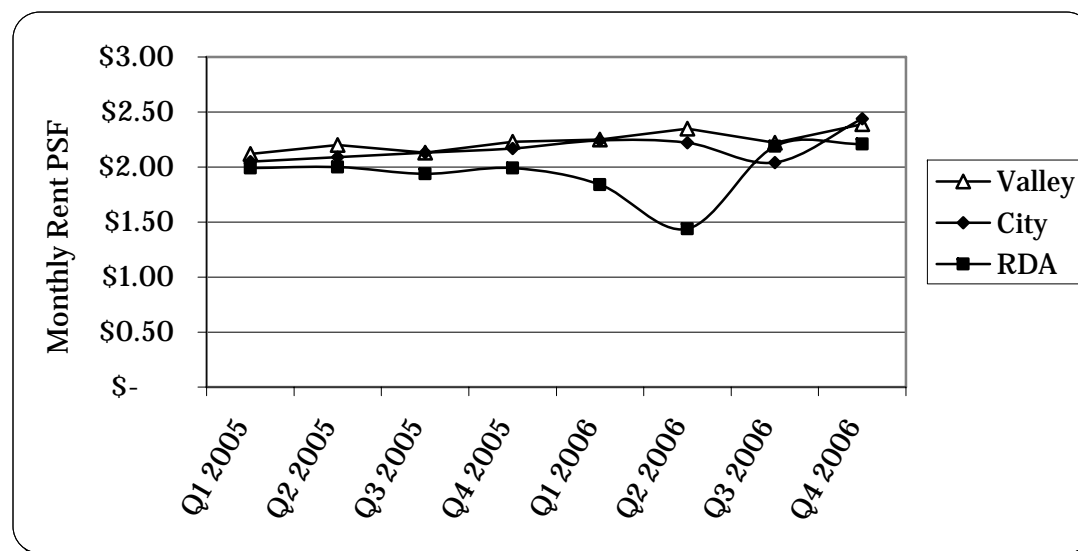


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	\$ 1.55	\$ 1.75	\$ 1.74	\$ 1.68	\$ 1.43	\$ 1.35	\$ 1.48	\$ 1.40
RDA	\$ 1.35	\$ 1.35	\$ 1.38	\$ 1.68	\$ 1.05	\$ 0.95	\$ 0.78	\$ 0.68
Valley	\$ 1.62	\$ 1.70	\$ 1.68	\$ 1.55	\$ 1.54	\$ 1.58	\$ 1.77	\$ 1.66

The Valley's and City's average monthly retail rent has been relatively stable during this period. Declining rents for retail space in the RDA reflect its relatively high vacancy rate, as well as age and quality of space.

Sources: Colliers International, RCG.

EXHIBIT 6
“FOR-LEASE” OFFICE MONTHLY RENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

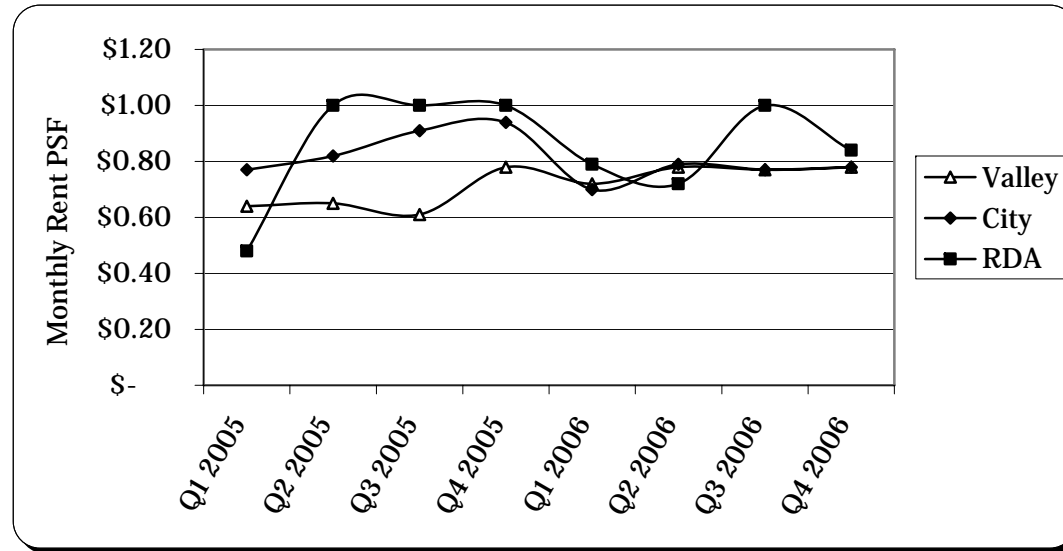


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	\$ 2.05	\$ 2.09	\$ 2.13	\$ 2.17	\$ 2.24	\$ 2.22	\$ 2.04	\$ 2.44
RDA	\$ 1.99	\$ 2.00	\$ 1.94	\$ 1.99	\$ 1.84	\$ 1.44	\$ 2.19	\$ 2.21
Valley	\$ 2.12	\$ 2.20	\$ 2.13	\$ 2.23	\$ 2.25	\$ 2.35	\$ 2.22	\$ 2.39

Demand for office space in the RDA has lifted average monthly rents to levels comparable to the rest of the Valley.

Sources: Colliers International, RCG.

EXHIBIT 7
“FOR-LEASE” INDUSTRIAL MONTHLY RENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

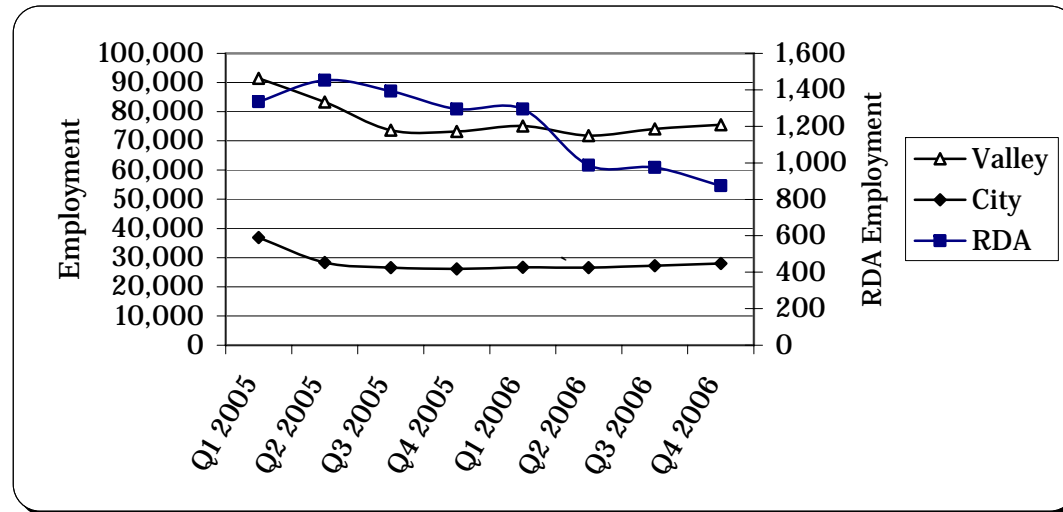


	Q1 2005		Q2 2005		Q3 2005		Q4 2005		Q1 2006		Q2 2006		Q3 2006		Q4 2006	
City	\$	0.77	\$	0.82	\$	0.91	\$	0.94	\$	0.70	\$	0.79	\$	0.77	\$	0.78
RDA	\$	0.48	\$	1.00	\$	1.00	\$	1.00	\$	0.79	\$	0.72	\$	1.00	\$	0.84
Valley	\$	0.64	\$	0.65	\$	0.61	\$	0.78	\$	0.72	\$	0.78	\$	0.77	\$	0.78

Industrial rents across the Valley, the City and the RDA are currently similar, at about \$0.80 PSF, This relatively high rent is a reflection of limited new supply of industrial space, which is a result of increasing land and costs.

Sources: Colliers International, RCG.

EXHIBIT 8
“FOR-LEASE” ANCHORED RETAIL EMPLOYMENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

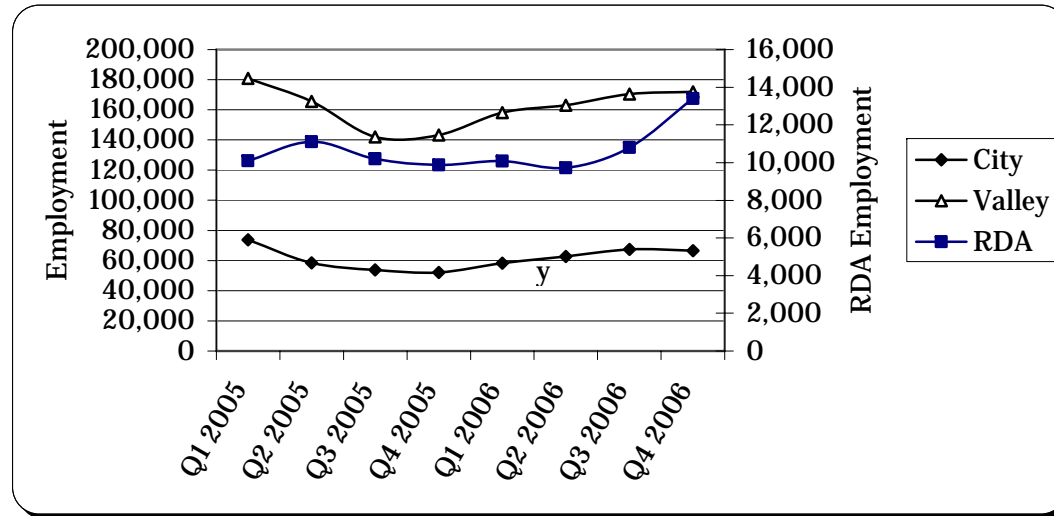


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	36,935	28,279	26,561	26,084	26,720	26,619	27,200	28,041
RDA	1,334	1,452	1,392	1,295	1,295	987	975	875
Valley	91,474	83,337	73,645	73,180	75,057	71,788	74,082	75,576

For-lease, anchored retail space employment has seen modest increases during this period in the Valley and the City, but has declined somewhat in the RDA. As with vacancies, this is a result of the lack of quality supply; not lack of demand.

Sources: Colliers International, RCG.

EXHIBIT 9
“FOR-LEASE” OFFICE EMPLOYMENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

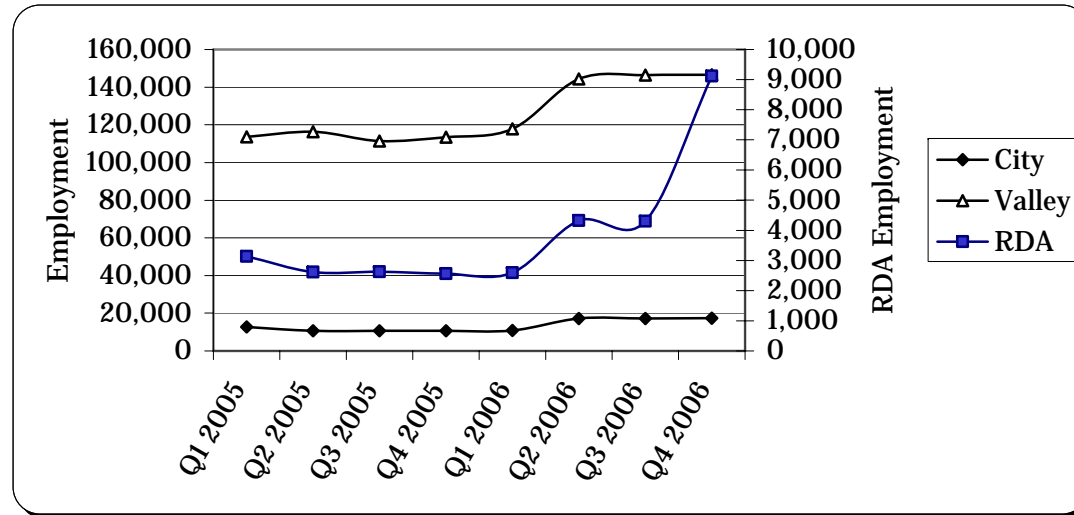


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	73,724	58,440	53,703	51,968	58,180	62,781	67,431	66,620
RDA	10,103	11,107	10,202	9,874	10,091	9,718	10,790	13,403
Valley	180,924	165,670	142,072	143,251	158,229	163,070	170,355	171,976

For-lease office employment has shown moderate gains in the Valley and the City. Starting in Q2, 2006, RDA office employment rose. However, a portion of this increase was due to the expansion of RDA boundaries.

Sources: Colliers International, RCG.

EXHIBIT 10
“FOR LEASE” INDUSTRIAL EMPLOYMENT
LAS VEGAS VALLEY, CITY OF LAS VEGAS AND RDA
Q1, 2005 - Q4, 2006

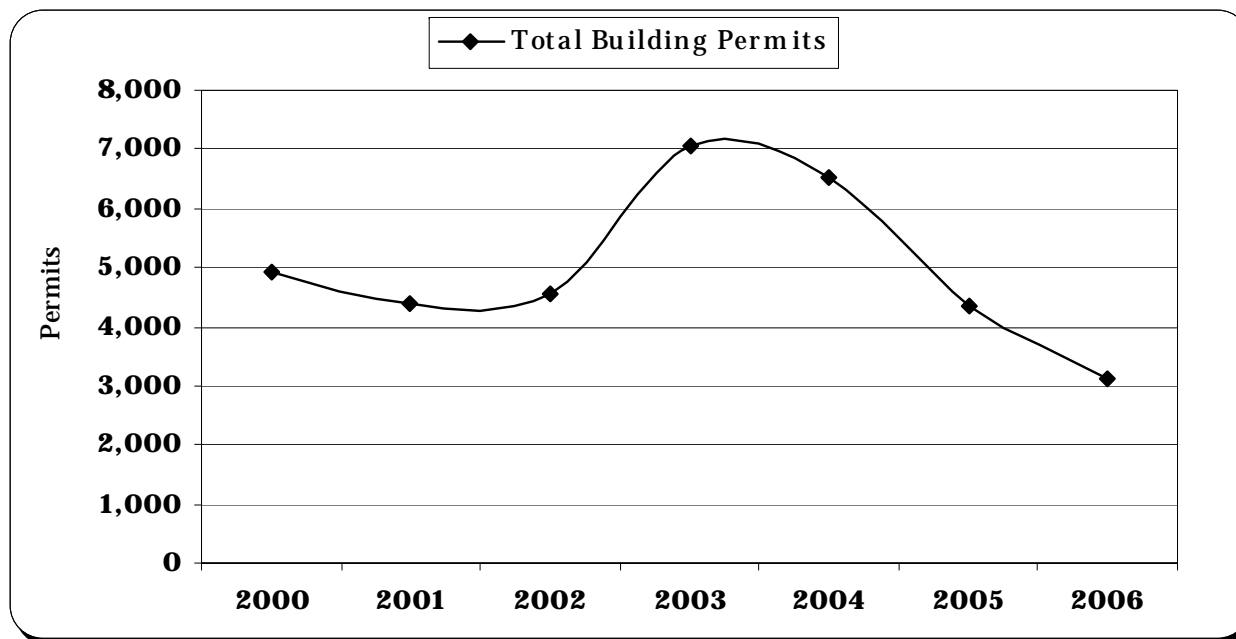


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	12,821	10,697	10,776	10,705	10,851	17,258	17,224	17,379
RDA	3,130	2,609	2,626	2,561	2,588	4,329	4,306	9,123
Valley	113,657	116,361	111,399	113,441	117,823	144,305	146,467	146,650

Industrial employment increased across the board in Q2, 2006, and has grown a moderate pace since. Note that the Q4, 2006 RDA industrial employment gain is primarily due to the expansion of RDA boundaries.

Sources: Colliers International, RCG.

EXHIBIT 11
NUMBER OF RESIDENTIAL BUILDING PERMITS
CITY OF LAS VEGAS, 2000-2006

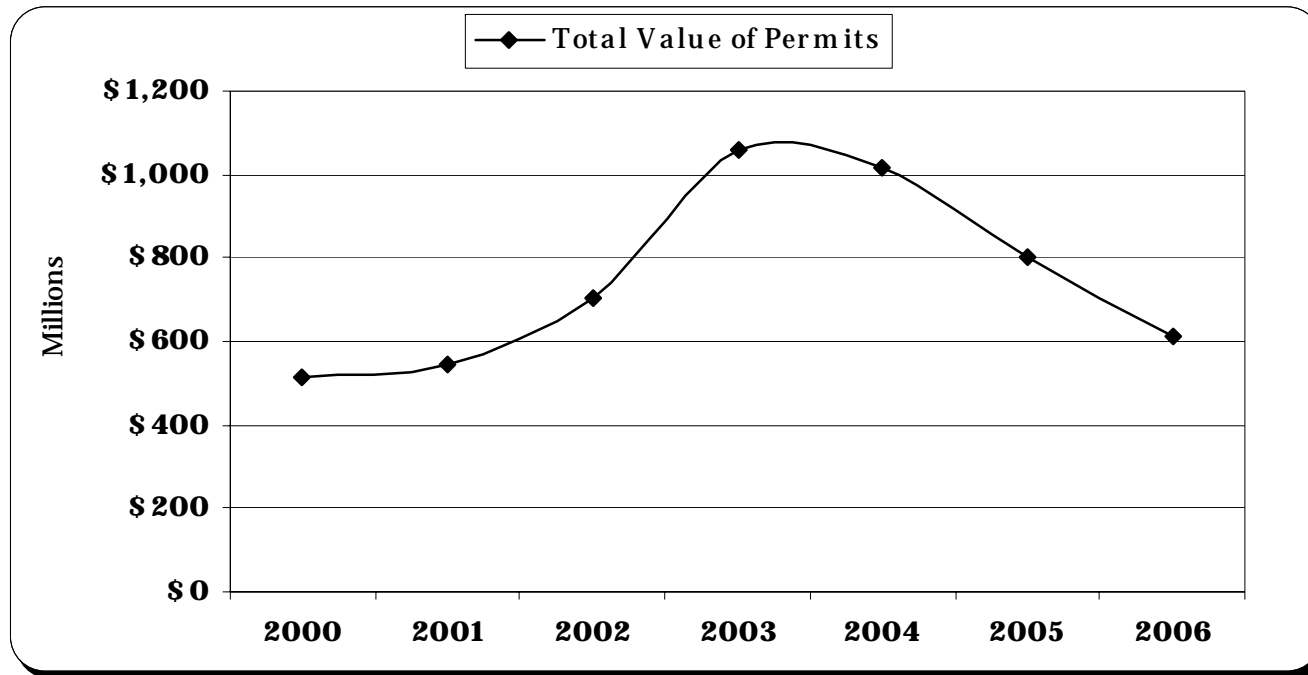


	2000	Share	2001	Share	2002	Share	2003	Share	2004	Share	2005	Share	2006	Share
SFR	4,750	96.8%	4,295	97.9%	4,454	97.4%	6,861	97.2%	6,198	95.0%	4,270	97.9%	2,998	95.9%
Duplex	17	0.3%	0	0.0%	1	0.0%	1	0.0%	0	0.0%	0	0.0%	31	1.0%
Multiplex	139	2.8%	90	2.1%	116	2.5%	196	2.8%	326	5.0%	91	2.1%	98	3.1%
Total	4,906	100.0%	4,385	100.0%	4,571	100.0%	7,058	100.0%	6,524	100.0%	4,361	100.0%	3,127	100.0%

The number of residential building permits in the City of Las Vegas has declined by more than 50 percent since reaching a peak in 2003. Residential building permits throughout the Valley (and the nation) are experiencing similar declines, as the housing markets “correct” and “cool” after a two-year period of heated demand.

Sources: City of Las Vegas, RCG.

EXHIBIT 12
VALUE OF RESIDENTIAL BUILDING PERMITS
CITY OF LAS VEGAS, 2000-2006

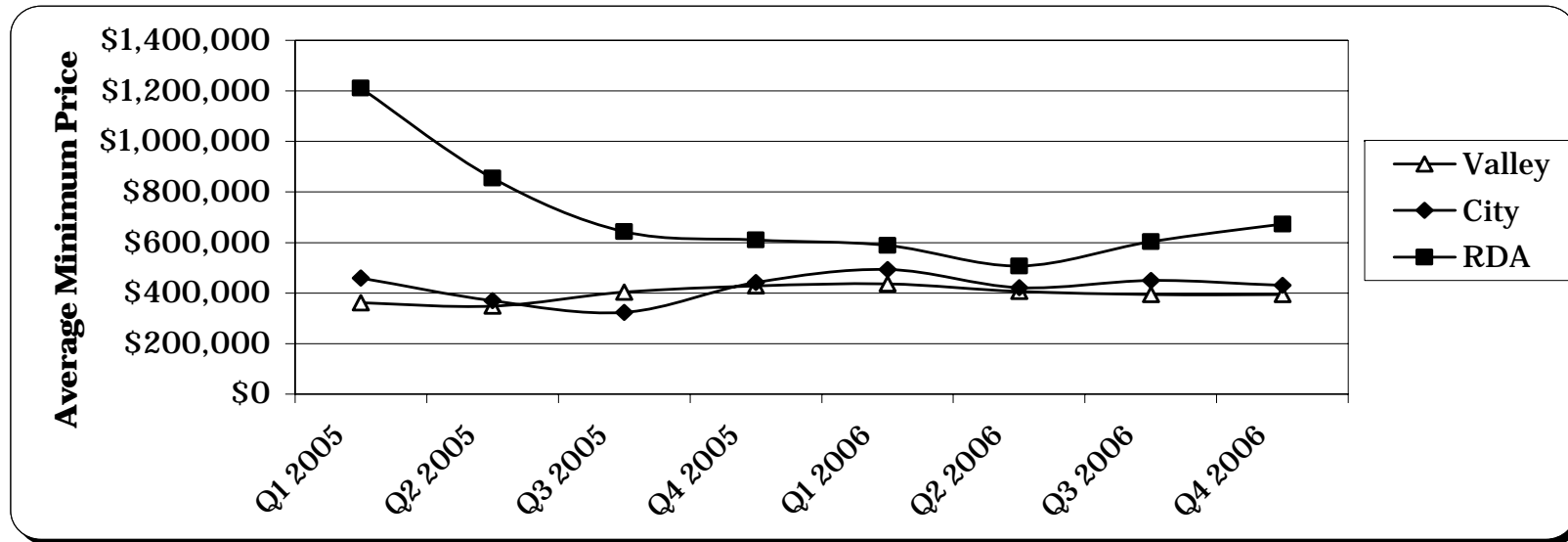


	2000	Share	2001	Share	2002	Share	2003	Share	2004	Share	2005	Share	2006	Share
SFR	\$453,835,356	88.4%	\$503,001,516	92.2%	\$621,774,164	88.4%	\$920,221,508	86.8%	\$869,737,404	85.6%	\$549,750,673	68.8%	\$386,419,272	62.8%
Duplex	\$2,076,516	0.4%	\$0	0.0%	\$427,375	0.1%	\$125,370	0.0%	\$0	0.0%	\$0	0.0%	\$4,705,082	0.8%
Multiplex	\$57,551,651	11.2%	\$42,754,292	7.8%	\$81,311,290	11.6%	\$140,152,075	13.2%	\$146,740,134	14.4%	\$249,430,879	31.2%	\$224,164,799	36.4%
Total	\$513,463,523	100.0%	\$545,755,808	100.0%	\$703,512,829	100.0%	\$1,060,498,953	100.0%	\$1,016,477,538	100.0%	\$799,181,552	100.0%	\$615,289,153	100.0%

Since 2003, the value of residential building permits in the City has shown a smaller decline than the number of permits. In recent years, multiplex projects have accounted for an increasing share of the total dollar value of building permits.

Sources: City of Las Vegas, RCG.

EXHIBIT 13
COMPARATIVE NEW HOME AVERAGE MINIMUM SALES PRICES
LAS VEGAS VALLEY, CITY OF LAS VEGAS & RDA
Q1, 2005 – Q4, 2006

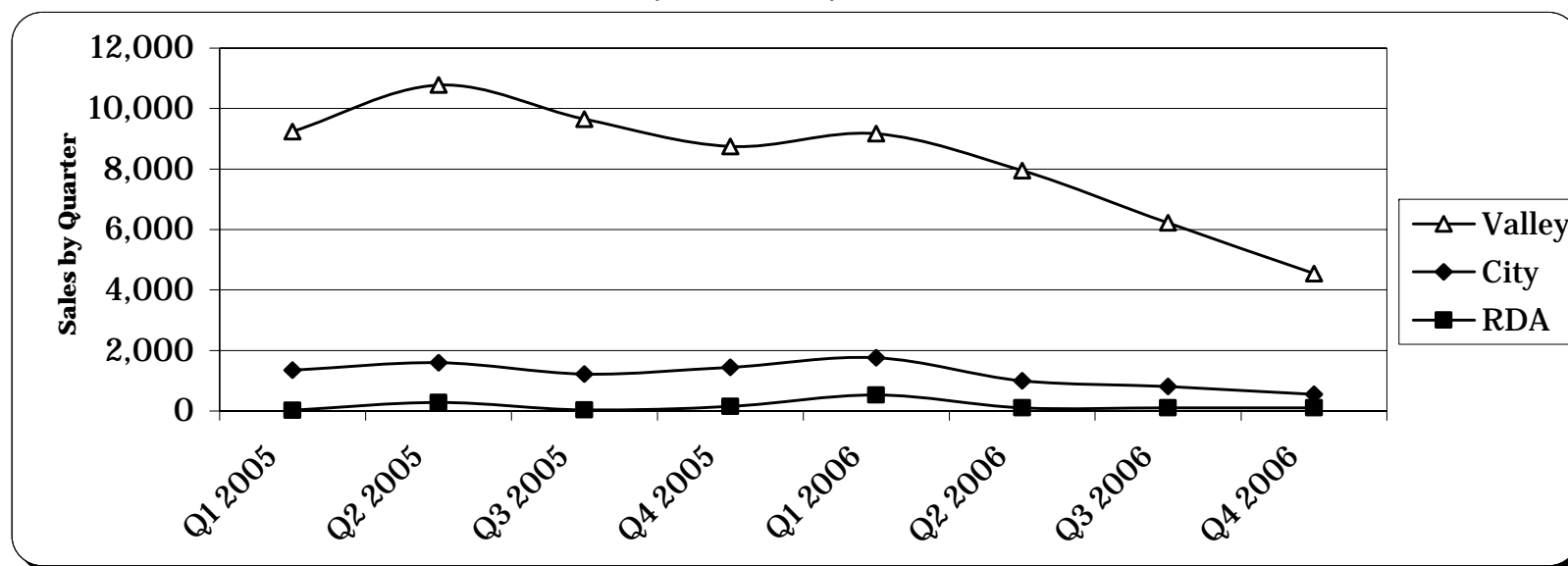


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	\$459,604	\$369,621	\$324,168	\$442,272	\$493,662	\$421,945	\$449,677	\$431,499
RDA	\$1,211,538	\$855,468	\$643,462	\$609,750	\$588,427	\$507,650	\$603,206	\$673,254
Valley	\$361,713	\$348,319	\$404,081	\$428,044	\$435,719	\$405,965	\$393,999	\$394,498

New home prices, in the Valley and the City, have generally come down somewhat from their Q1, 2006 highs. The relatively higher sales prices in the RDA reflect the concentration of luxury high-rise condo projects coming on line. New condo prices in the RDA have increased in the last two quarters. This is because higher-priced condo projects started actively selling units in these periods, bringing up the average price for this geography.

Sources: Hanley Wood Market Intelligence ("HWMI"), RCG.

EXHIBIT 14
COMPARATIVE NEW HOME SALES
LAS VEGAS VALLEY, CITY OF LAS VEGAS & RDA
Q1, 2005 – Q4, 2006

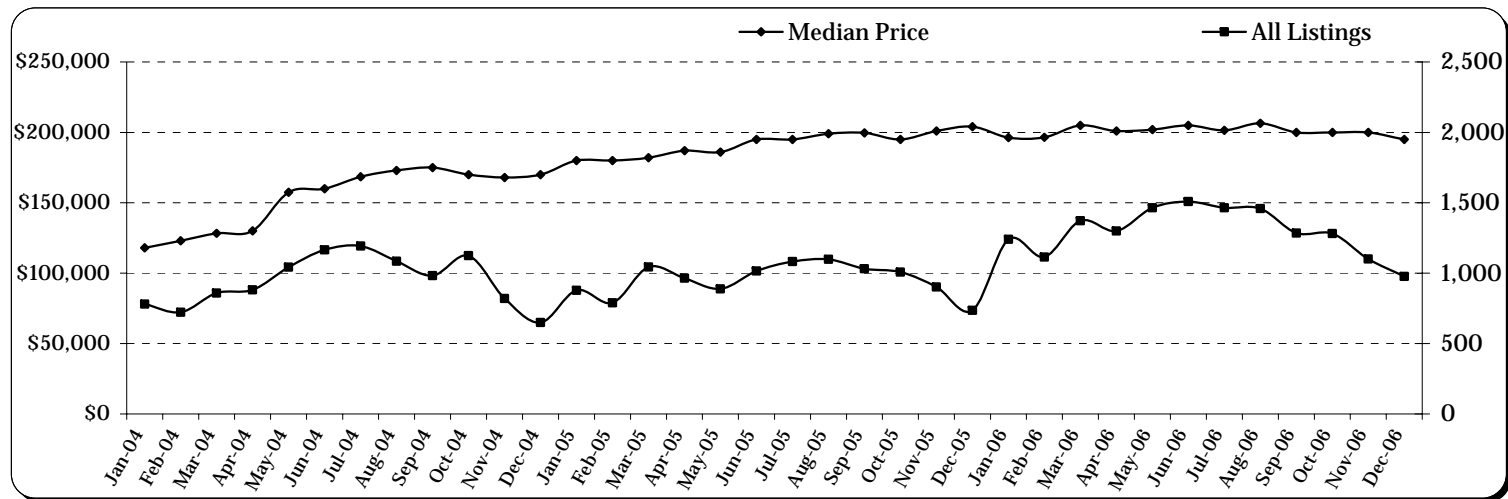


	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
City	1,346	1,602	1,227	1,445	1,760	1,002	809	551
RDA	25	282	32	151	526	100	100	100
Valley	9,241	10,775	9,655	8,748	9,167	7,953	6,221	4,541

All three geographic areas saw new home sales decline in 2006, reflecting the slowdown in the housing market, although the RDA sales pace has remained the steadiest.

Sources: HWMI, RCG.

EXHIBIT 15
RESALE CONDO LISTINGS AND PRICES
LAS VEGAS MSA
JANUARY 2004 – DECEMBER 2006



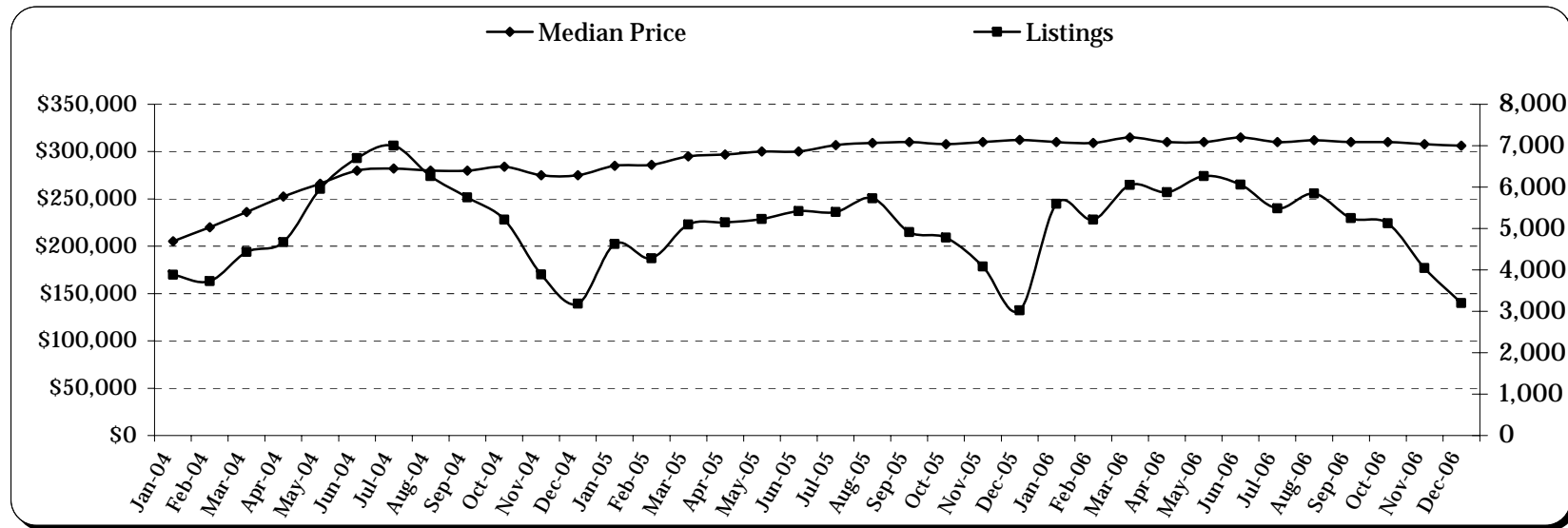
	2004	2005	2006
Median Price	\$154,486	\$192,427	\$201,157
Average Listings / Month	942	953	1,297

Valley resale condo prices grew at a relatively rapid pace from mid-2004 to late-2005, coinciding with the rapid growth in demand. Since then, prices have remained stable in 2006, even as the number of listings fell significantly (due to the general housing market correction.) This chart also shows that the number of listings tends to be greatest during spring and summer months.

As of mid-April, 2007, there were 40 high rise condo listings in the RDA. These condo listings had an average size of 1,600 square feet, and an average asking price of \$481 per square foot. The median list price for these condos was \$747,000. This is substantially higher than the overall average resale condo selling price of \$ 195,000 at the end of 2006, because of the high-rise nature of most of the RDA's condo projects with the commensurate higher cost of construction resulting in higher end-user pricing.

Sources: Greater Las Vegas Area Realtors ("GLVAR").

EXHIBIT 16
DETACHED SINGLE FAMILY RESIDENCES LISTINGS AND PRICES
LAS VEGAS MSA
JANUARY 2004 – DECEMBER 2006

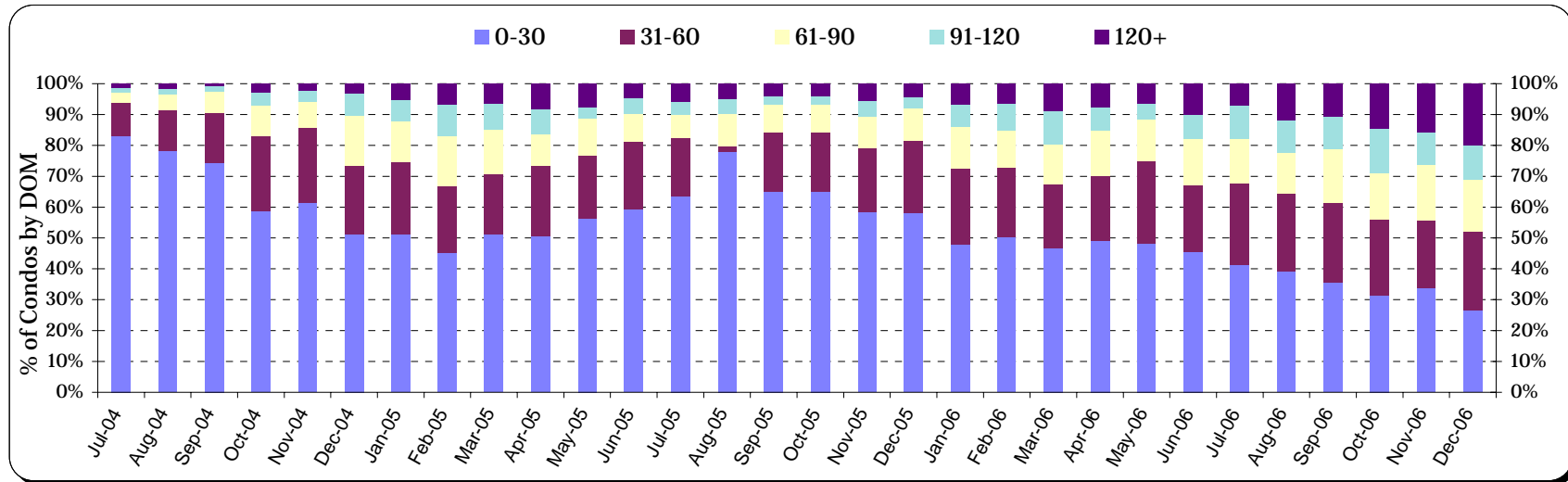


	2004	2005	2006
Median Price	\$262,799	\$302,237	\$310,746
Average Listings / Month	5,055	4,810	5,335

The median price for resale single family homes in the Valley remained above \$300,000 during 2006, despite a local market slowdown. Sales are highly seasonal. After adjusting for seasonality, listings have seen a modest decrease.

Sources: GLVAR.

EXHIBIT 17
CONDO DAYS ON MARKET (DOM) BY RANGE
LAS VEGAS MSA
JULY 2004 – DECEMBER 2006

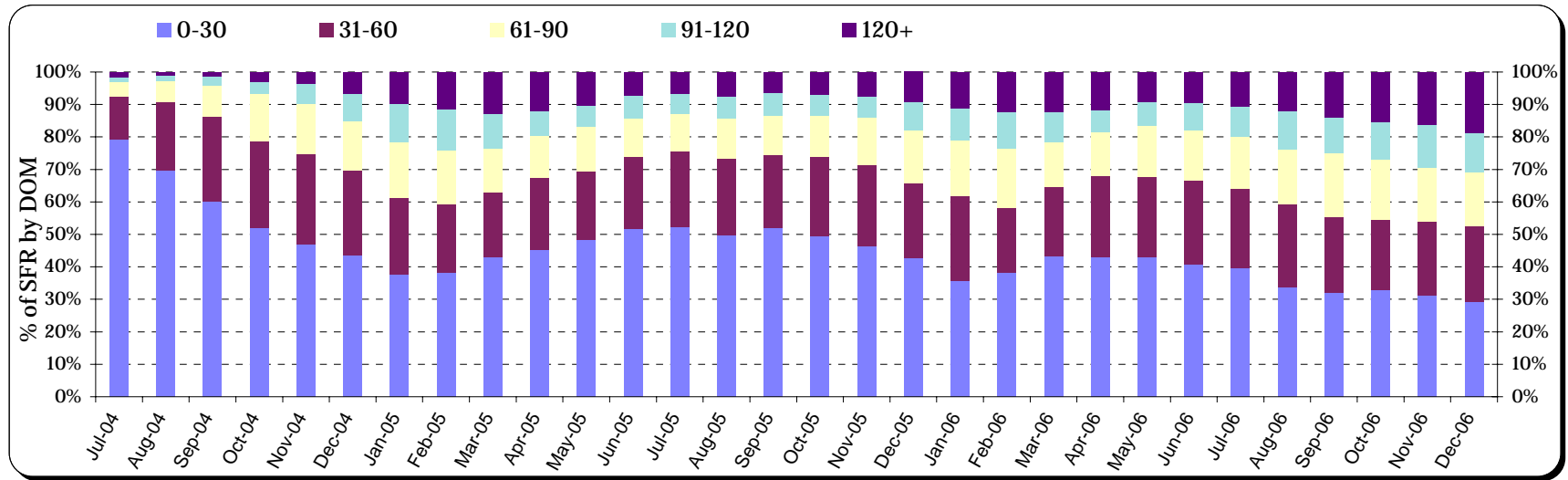


	Q2 2004	Q3 2004	Q4 2004	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
Average DOM*	26	29	43	55	47	43	47	55	50	57	63

Although, the average number of days for resale condos to remain on the market is trending higher (from 26 days in Q2, 2004 to 63 days in Q4, 2006), more than 50 percent of condos still sell within 60 days of being listed. For example, in December, 2006, 27 percent of condos sold with 30 days, and 26 percent of condos sold within 31-60 days.

Sources: GLVAR.
 (*) Estimated by RCG.

EXHIBIT 18
SINGLE FAMILY RESIDENCE DAYS ON MARKET (DOM) BY RANGE
LAS VEGAS MSA
JULY 2004 – DECEMBER 2006



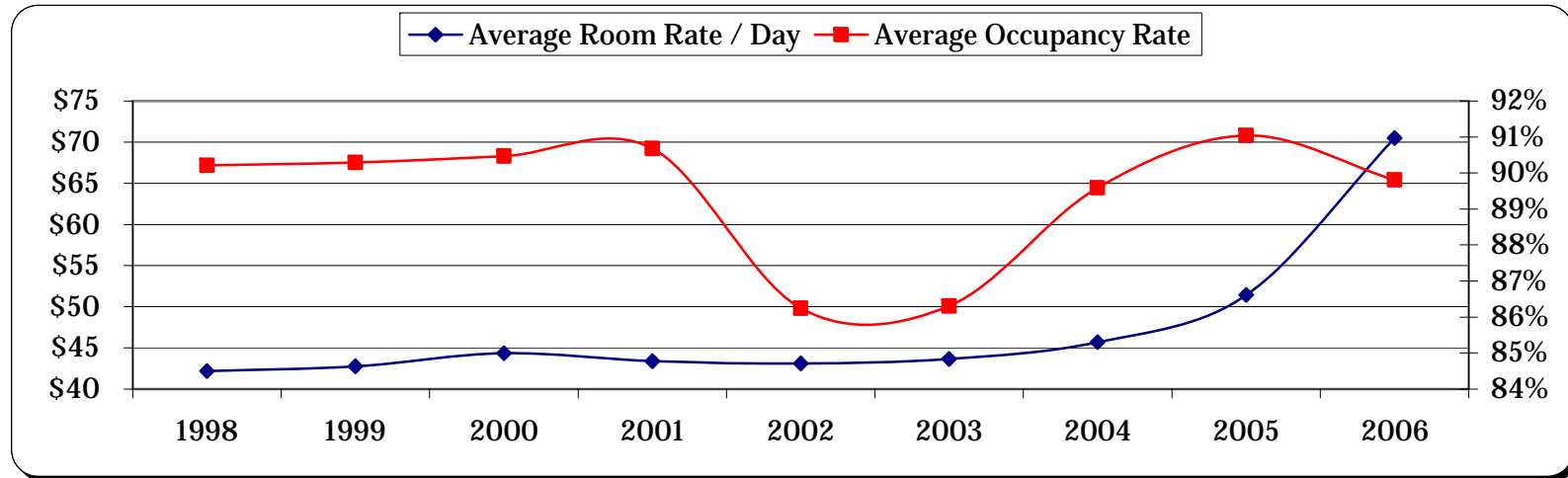
	Q2 2004	Q3 2004	Q4 2004	Q1 2005	Q2 2005	Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006
Average DOM*	26	29	43	55	47	43	47	55	50	57	63

Compared to a year ago, resale single family homes are remaining on the market for a longer period of time by about 33 percent, although over 50 percent are still selling within 60 days. This longer “days-on-market” trend is consistent with a nationwide slowdown in housing sales.

Sources: GLVAR.

(*) Estimated by RCG.

EXHIBIT 19
DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION & OVER:
AVERAGE ROOM RATE/DAY, AVERAGE OCCUPANCY RATE
1998 – 2006

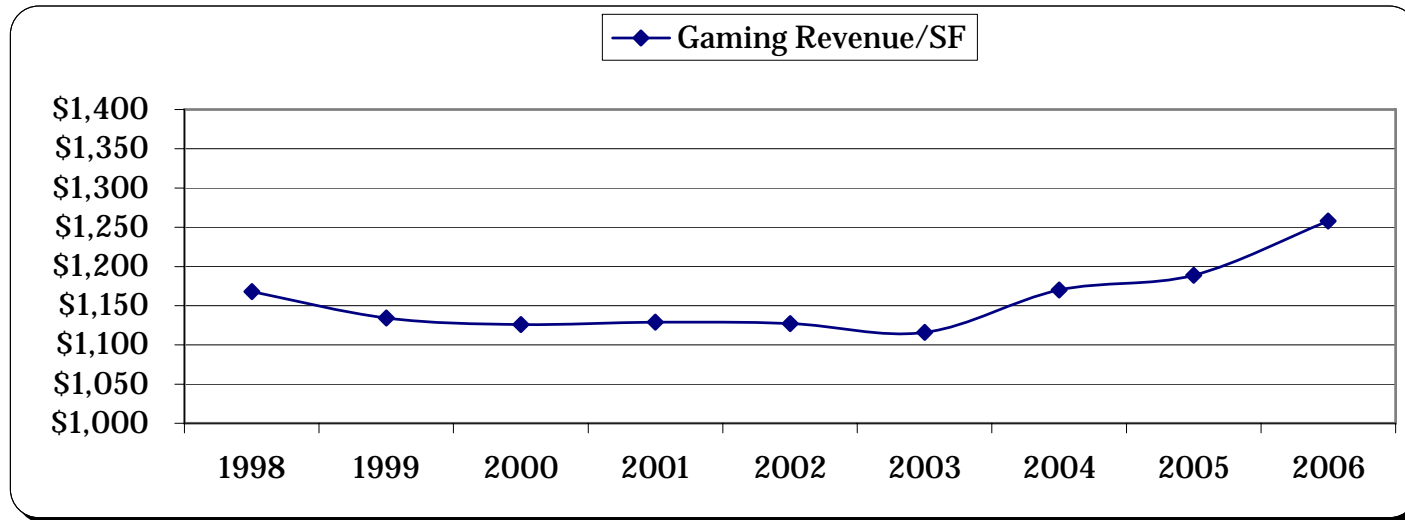


	1998	1999	2000	2001	2002	2003	2004	2005	2006
Average Room Rate / Day	\$ 42.20	\$ 42.76	\$ 44.35	\$ 43.38	\$ 43.12	\$ 43.67	\$ 45.68	\$ 51.42	\$ 70.49
Average Occupancy Rate	90.2%	90.3%	90.5%	90.7%	86.2%	86.3%	89.6%	91.0%	89.8%

Despite a sharp increase in average daily room rates during 2006 (from \$50 to \$70), average occupancy has declined only slightly compared to the previous year (91 percent to 90 percent). The price increases were mostly due to room upgrades at a number of the downtown properties, especially the Golden Nugget, in 2005 and 2006.

Sources: Nevada State Gaming Control Board.

EXHIBIT 20
DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION & OVER:
AVERAGE MONTHLY GAMING REVENUE PER SQUARE FOOT OF CASINO FLOOR SPACE
1998 – 2006

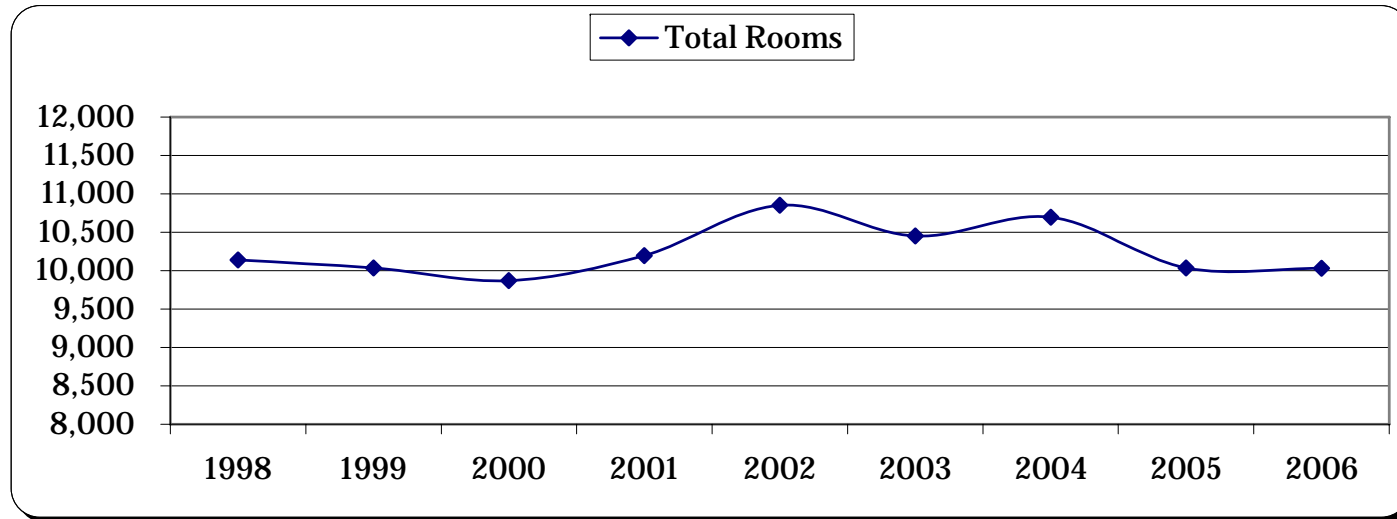


	1998	1999	2000	2001	2002	2003	2004	2005	2006
Gaming Revenue / SF	\$ 1,168	\$ 1,134	\$ 1,126	\$ 1,129	\$ 1,127	\$ 1,116	\$ 1,170	\$ 1,189	\$ 1,258

Gaming revenue, per square foot of casino floor space, rose by 13 percent between 2003 and 2006. In inflation-adjusted terms, this amounts to a three-percent real increase in gaming revenue per square foot.

Sources: Nevada State Gaming Control Board.

EXHIBIT 21
DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION & OVER:
TOTAL ROOM INVENTORY
1998 – 2006

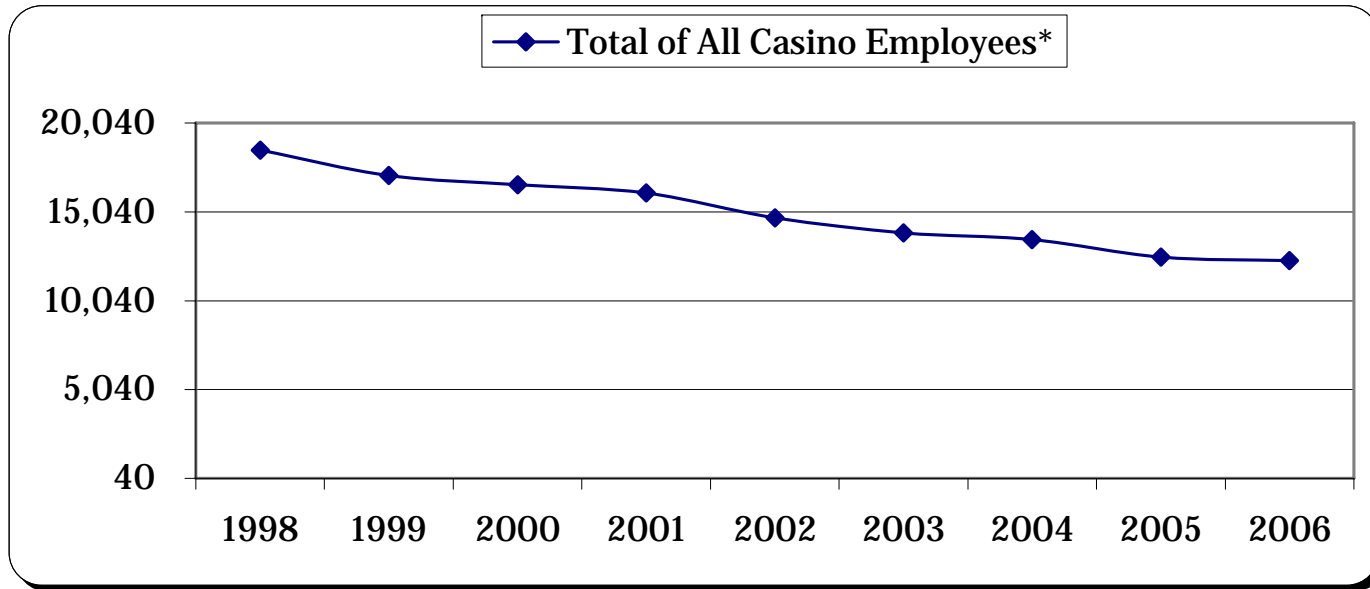


	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Rooms	10,139	10,034	9,870	10,194	10,851	10,452	10,698	10,037	10,031

Despite fluctuations during the past several years, the current number of hotel rooms is almost identical to the number existing in 1998.

Sources: Nevada State Gaming Control Board.

EXHIBIT 22
DOWNTOWN LAS VEGAS GAMING PROPERTIES WITH REVENUE OF \$1 MILLION & OVER:
TOTAL EMPLOYEES*
1998 – 2006



	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total of All Casino Employees	18,500	17,098	16,562	16,109	14,702	13,860	13,472	12,493	12,301

Cost-cutting measures have reduced employment by 30 percent in eight years, even as gaming revenues, per square foot, have increased, and the number of hotel rooms has held steady.

Sources: Nevada State Gaming Control Board.

(*) Casino, Room, Food & Beverage, General & Administrative, Other.

TABLE 6
VISITATION STATISTICS

Estimated International Visitation to Las Vegas Valley

	2001	2002	2003	2004	2005	2006
Overseas	1,506,000	1,224,000	1,298,000	1,565,000	1,778,000	n/a
Canada	1,401,000	1,052,000	1,195,000	1,496,000	1,774,000	n/a
Mexico	109,000	254,000	272,000	313,000	390,000	n/a
Int'l Grand Total	3,016,000	2,530,000	2,765,000	3,374,000	3,942,000	n/a
Percent of Total	8.6%	7.2%	7.8%	9.0%	10.2%	

International visitation to the Valley has increased by almost 31 percent from 2001 to 2005. While only one percent of the overall visitor total, the annual number of visitors from Mexico has more than tripled during the past five years.

	2001	2002	2003	2004	2005	2006
California	6,490,194	6,142,570	6,182,668	6,574,224	7,026,846	n/a
Texas	2,083,580	2,371,502	2,022,100	2,341,248	2,442,544	n/a
Illinois	1,793,652	1,480,130	1,827,864	2,209,190	1,902,052	n/a
New York	1,931,774	1,961,538	2,140,502	1,610,438	1,682,682	n/a
Arizona	1,267,100	1,155,580				n/a
Florida			1,521,660	1,574,436	1,600,950	n/a

More visitors to the Valley come from California than any other state, but Texas shows the highest rate of visitor growth. Note that Illinois surpassed New York in number of visitors in 2004 and 2005. Similarly, Florida overtook Arizona for the number five ranking in 2003, where it has since stayed.

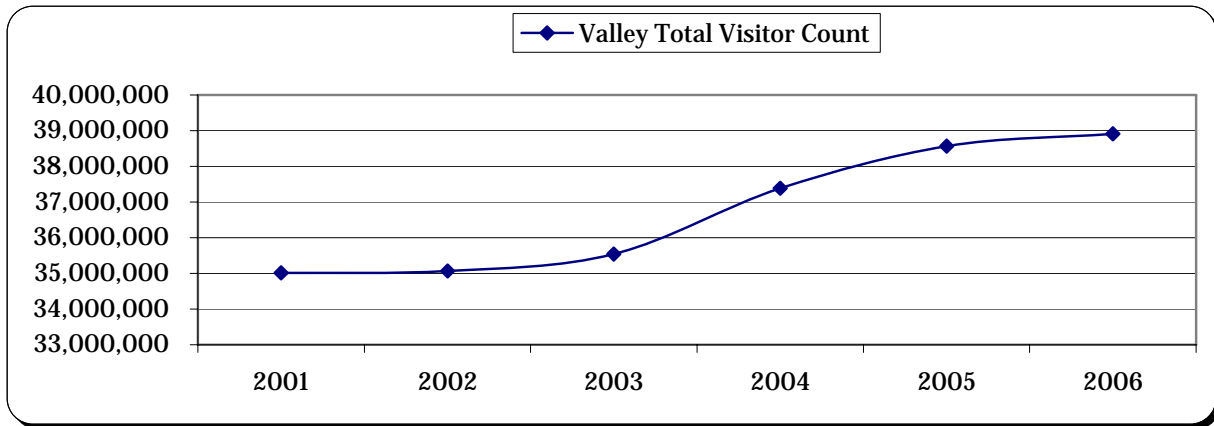
Top Five Domestic City Markets to the Las Vegas Valley

	2001	2002	2003	2004	2005	2006
Los Angeles	3,015,354	2,781,780	2,998,304	3,148,324	3,282,446	n/a
San Francisco	2,161,350	1,987,890	1,804,650	1,934,590	2,104,060	n/a
New York	1,539,304	1,561,664	1,728,996	1,827,058	1,829,470	n/a
Chicago	1,740,482	1,695,502	1,746,488	2,059,546	1,725,778	n/a
Phoenix	975,370	875,550	932,100	989,764	1,032,080	n/a

Los Angeles continues to dominate, with almost 33 percent of total visitors for the top five cities. The New York City market had the highest visitor growth (18 percent), while visitor numbers from San Francisco and Chicago declined. Phoenix rounds out the top five domestic city markets, with about ten percent of the total.

Sources: Las Vegas Convention & Visitors Authority ("LVCVA").

**EXHIBIT 23
VISITATION STATISTICS**



	2001	2002	2003	2004	2005	2006
Valley Total Visitor Count	35,017,317	35,071,504	35,540,126	37,388,781	38,566,717	38,914,889
Percent Change from Previous Year	-2.32%	0.15%	1.34%	5.20%	3.15%	0.90%

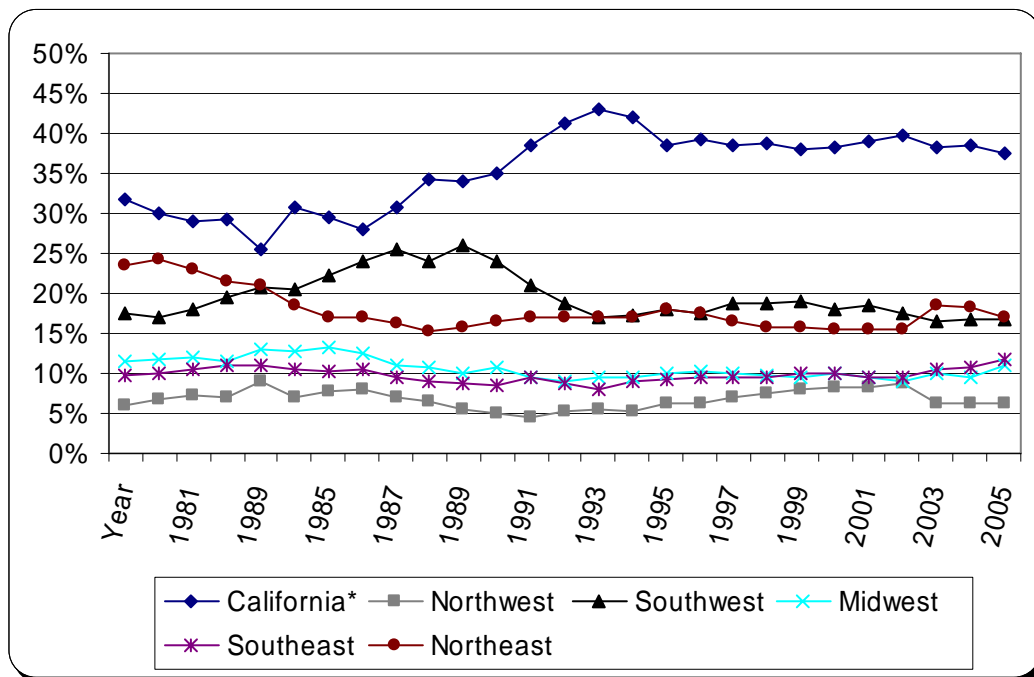
Visitor growth slowed in 2006, compared to the previous two years. However, the number of visitors was 11 percent higher than the post-9/11 low.

Sources: LVCVA.

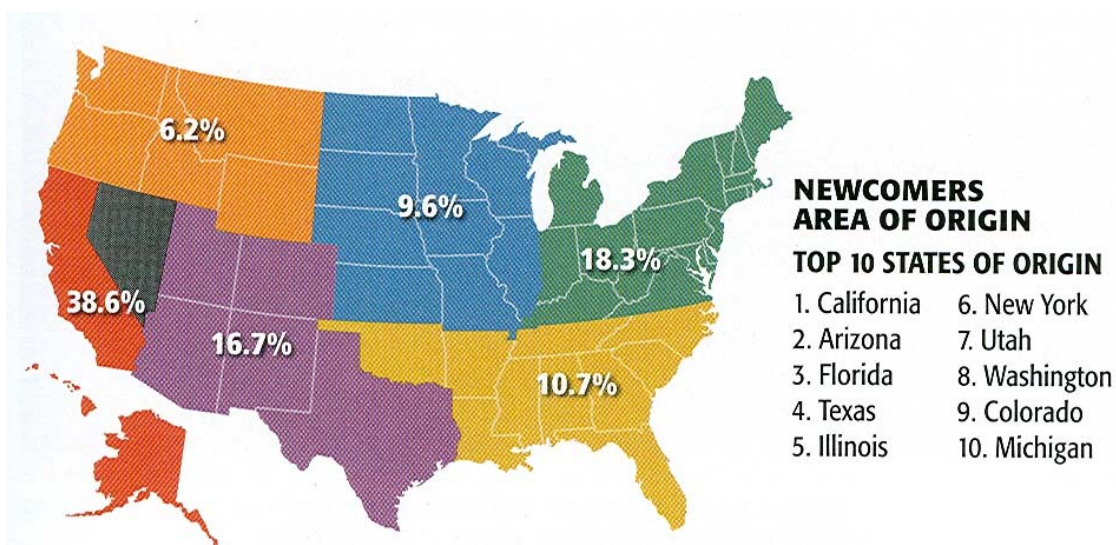
EXHIBIT 24

PERCENTAGE LICENSE SURRENDERS BY REGION, 1980-2005

CLARK COUNTY, NV



California continues to account for more than 33 percent of driver license surrenders, followed by the Southwest and Northeast, at one-sixth each. The Midwest and Northwest account for fewer than 10 percent each.



Sources: UNLV Center for Business & Economic Research.